Karen Johnson Davidson County
Batch# 751517 DEEDWARR
11/09/2021 09:22:24 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20211109-0149282

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MORGAN JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

PREPARED BY:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129
(615)890-8882

RETURN TO:
Realty Title & Escrow Company, Inc.
6525 N. Quall Hollow Rd., Suite 115
Memphis, TN 38120
(901) 260-4055
RT File No.: 11-MEM21-06064
TG: 9729699

03-NSH21-02827

Address of New Owner:	Send Tax Bills to:	Tax Information:
Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	Tax Map(s): 176-05 0B -167.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia Sears, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Progress Nashville, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 1 on the Plan of Hickory Woods East, Section C, Phase II, of record in Plat Book 9700, page 952, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia B Sears, unmarried by Warranty Deed of record at Instrument No. 200003220029169, dated 03/15/2000 and recorded 03/22/2000, in the Register's Office of Davidson, Tennessee.

Patricia Sears Covenants she is one in the same as Patricia B. Sears.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **5312 Hickory Woods Drive, Antioch, TN 37013**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 4 day of November, 2021

Patricia Sears

STATE OF TENNESSEE

COUNTY OF Rutherford

I Susan Morelli, a Notary Public for the County of Rutherford and State of Tennesse, do hereby certify that Patricia Sears personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th of November, 2021.

Notary Public

My Commission Expires: 08.17.2025

(SEAL)

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD