PAH-101284-TN

**This instrument was prepared by:**
**Please record and return to:**
**Freedom Title Services, LLC**
**109 Hazel Path, Suite 2**
**Hendersonville, TN 37075**
**(615) 822-8332 phone**
**(615) 822-8172 fax**

Karen Johnson Davidson County
Batch# 764881 DEEDWARR
12/01/2021 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211201-0159359

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALEXANDRA THURMAN BALD (FKA ALEXANDRA NICOLE THURMAN) AND KENNETH BALD, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROGRESS NASHVILLE, LLC, A Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 120, DRY CREEK FARMS, PHASE 3, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20070221-0021236, AND CORRECTED IN INSTUMENT NO. 20070411-0043542, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALEXANDRA NICOLE THURMAN (NOW KNOWN AS ALEXANDRA THURMAN BALD), BY WARRANTY DEED FROM RODERICK L. RIDLEY, MARRIED, DATED OCTOBER 18, 2019, OF RECORD IN INSTRUMENT NO. 20191024-0109117, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALEXANDRA THURMAN BALD WHO WAS FORMERLY KNOWN AS ALEXANDRA NICOLE THURMAN IS NOW MARRIED TO KENNETH BALD.

**This is improved property, known as 131 IVY HILL LANE, GOODLETTSVILLE, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 23rd day of November, 2021.

Alexandra Thurman Bald (FKA Alexandra Nicole Thurman)
**ALEXANDRA THURMAN BALD**
**(FKA ALEXANDRA NICOLE THURMAN)**

**KENNETH BALD**

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Alexandra Thurman Bald (FKA Alexandra Nicole Thurman) and Kenneth Bald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 23rd day of November, 2021.

NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2021.

NOTARY PUBLIC
My commission expires: 5-29-24

NOTARY PUBLIC STATE OF TEXAS
MONICA LYNN MCCLOUD
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 126303329

**Address New Owner(s) as follows:**
**Progress Nashville, LLC**
**P.O. Box 4090**
**Scottsdale, AZ 85261**

**Send Tax Bills To:**
Same as above

**MAP/PARCEL: 033 03 0B 132.00**

**Tennessee Certification of Electronic Document**

I, Amanda Cardenas , do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/29/2021 (date of document).

Affiant Signature

11-29-21
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 29th day of November, 2021.

Monica L. McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

MONICA LYNN MCCLOUD
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 126303329