Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-NB-21-1204

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is ~~$603,180.00~~. $674,206.75

Affiant

Subscribed and sworn before me this the 9th day of December, 2021.

Notary Public
My commission expires: 07/09/24

Karen Johnson Davidson County
Batch# 778477 DEEDWARR
12/22/2021 12:03:20 PM 2 pgs
Fees: $13.00 Taxes: $2,494.57
20211222-0169208

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul Jonathan Smith	new owner	083-03-0 156.00
1204 Riverside Drive		
Nashville, TN 37206		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PROGRESSIVE DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NATHAN PAUL SLINGLUFF, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lots Nos. 35 and 36 on the Plan of W. S. Ashworth's Subdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Riverside Drive 110 feet Northerly from the Northerly margin of Greenwood, formerly Greenway Avenue; running thence Northerly along the Westerly margin of said Drive 50 feet to the Southerly margin of an alley; thence Westerly along the Southerly margin of said alley 177.7 feet, more or less, to the East line of Lot No. 34 on said Plan; thence Southerly along the line of said Lot No. 34, 50 feet; thence Easterly 177 feet, more or less, to the beginning.

Being the same property conveyed to Progressive Development, LLC, a Tennessee limited liability company, by deed dated 02/12/2021, from Harold Johnson, unmarried, of record in Instrument No. 20210223-0022047, Register's Office for said County.

Also being the same property conveyed to Harold Johnson, by deed dated 10/08/2020, from Progressive Development, LLC, of record in Instrument No. 20201012-0118219, Register's Office for said County.

Also being the same property conveyed to Progressive Development, LLC, by deed dated 09/09/2016, from John Bratcher and wife, Fay Bratcher, of record in Instrument No. 20160912-0095614, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1204 Riverside Drive, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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 the 20th day of December, 2021.

Progressive Development, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such member.

Witness my hand and official seal this 20th day of December, 2021.

My commission expires:

12/30/24

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY