Karen Johnson Davidson County
Batch# 781767 DEEDWARR
12/30/2021 10:10:32 AM 2 pgs
Fees: $13.00 Taxes: $1,121.10
20211230-0171674

Warranty Deed

Return to: REALTY TITLE & ESCROW CO. 6525 Quail Hollow, Ste. 115 Memphis, TN 38120 11-MEM21-05764	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Shelby The actual consideration or value, whichever is greater, for this transfer is $303,000.00. Affiant Subscribed and sworn to before me, this the 28th day of December, 2021. Notary Public My commission expires:

STEPHENIE BOOHER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Progress Nashville, LLC	New Owner(s)	149 02 0B 079.00
PO Box 4090		
Scottsdale, AZ 85261		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL JAMES RIVERA AND TOVA ALLISON RIVERA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Phase II, Piccadilly Square of record in Plat Book 6250, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel James Rivera and Tova Allison Rivera, husband and wife, by Warranty Deed from J L Rivera and Grace E. Rivera, husband and wife, of record in Instrument No. 20191230-0134545, in the Register's Office of Davidson County, Tennessee, dated December 27, 2019 and recorded on December 30, 2019.

Being the same property conveyed to JL Rivera and Grace Rivera, husband and wife, by Warranty Deed from Terry Ray Ramsey, married, of record in Instrument No. 20160707-0069407, in the Register's Office of Davidson County, Tennessee, dated July 05, 2016 and recorded on July 07, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 824 Bishopsgate Road, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2021.

Daniel James Rivera

Tova Allison Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel James Rivera and Tova Allison Rivera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2021.

Notary Public

My Commission Expires: 3-3-25

