This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 796587 DEEDQC
01/28/2022 10:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220128-0010345

QUITCLAIM DEED

FROM: PROGRESSIVE DEVELOPMENT, LLC, a Tennessee limited liability company, Grantor

TO: MIDTOWN REALTY, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Midtown Realty, LLC 214 McMillin Street Nashville, Tennessee 37203-2913 Attention: Mr. Harold Johnson	Same	083-11-0M-001.00 (Unit A) and 083-11-0M-002.00 (Unit B)

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($100.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14 day of January, 2022.

MELINDA M BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 09-06-2022

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PROGRESSIVE DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantor") does quitclaim unto MIDTOWN REALTY, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 265 A and B Riverside Drive, Nashville, Tennessee 37206.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 14 day of January, 2022.

GRANTOR:

PROGRESSIVE DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
HAROLD JOHNSON
Sole Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, ~~Harold~~ MLB Melinda Bailey a Notary Public of said County and State, personally appeared HAROLD JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of PROGRESSIVE DEVELOPMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Sole Member.

Witness my hand and seal, at Office, in Nashville, Tennessee, this 14 day of January, 2022.

MELINDA M BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 09-06-2022

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of Homes at 265 Riverside Drive, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Homes at 265 Riverside Drive, of record in Instrument No. 20211101-0146081, 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 Progressive Development, LLC by Warranty Deed dated 10/07/2021, from Trista Priest and Dorothy Eugenia Cox and Bryce James Blackman, of record in Instrument No. 20211008-0135442, Register's Office for Davidson County, Tennessee.

For Information Purposes Only: 265 A & B Riverside Drive, Nashville, TN 37206

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, J. BRYAN ECHOLS, 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 January 14, 20 22.

J. BRYAN ECHOLS

Date: January 19, 2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, J. BRYAN ECHOLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 19th day of January, 2022.



Notary Public
My Commission Expires: 12-18-2023