Karen Johnson Davidson County
Batch# 806952 DEEDWARR
02/16/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220216-0018223

Prepared by:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.019-22

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of February, 2022

Notary Public
My Commission Expires: July 9, 2022

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Address of New Owner	Send Tax Bills To:	
Progressive Development, LLC 314 McMillan Street Nashville, TN 37203	SAME AS NEW OWNER	Map/parcel: 083-03-2E-001.00 CO Map/parcel: 083-03-2E-002.00 CO Map/parcel: 083-03-2E-900.00 CO

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, I/WE

Harrington Homes, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Progressive Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), its 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 Unit A and Unit B and all Common Area of 1414 Riverside Drive, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for 1414 Riverside Drive of record in Instrument No. 20190409-0032307 and 1st Amendment to Master Deed and By-Laws of record in Instrument No. 202202160018222; in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Units and Common Area, as set forth in said Declaration. Reference is hereby made to the plan of 1414 Riverside Drive as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20190409-0032307, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Units and Common Area.

The above-described Units and Common Area lie within the bounds of the following described tract of land:

Land located in the 7th Councilmanic District, Davidson County, Tennessee, and described according to a survey by Rocky L. Montoya, TN Lic. 697, dated 1/28/18, and described as follows:

BEGINNING at an iron rod (set) in the north margin of Riverside Drive, said point being the northeast corner of Tax Map 83-03, Parcel 120, the southwest corner of this lot; thence, along the south line of this

lot North 30° 02' 11" west passing a corner at 190 feet, said point being the north east corner of Tax Map 83-03, Parcel 120, the northwest corner of Parcel 120, a total distance of 304.55 feet to an existing corner post, said point located in the south line of Tax Map 83-03, Parcel 111, the northwest corner of this lot; thence, along the northwest line of this lot as follows: North 65° 25' 18" East 48.56 feet to an iron rod (old); being the southeast corner of said Parcel 111, the southwest corner of Tax Map 83-03, Parcel R90CO, 0. I. C. Porter Road Place; thence, continuing along said northwest line North 71° 20' 18" East 44.50 feet to an iron rod (old), said point being the northeast corner of this lot; thence, along the north line of this lot South 29°25' 20" East 60.05 feet to an iron rod (old), said point being the southwest corner of said Parcel R90CO property, the northwest corner of Tax Map 83-03, Parcel 123; thence, continuing along the north line of this lot South 29° 46' 13" East 232.70 feet to an iron rod (set) in the north margin of Riverside Drive; thence with said margin South 60° 58' 20" West 90.26 feet to the point of beginning, containing 27,285 square feet, 0.626 acres more or less.

Being the same property conveyed to Harrington Homes, LLC, a Tennessee limited liability company, by Warranty Deed from James Shannon Norman, married, dated 8/14/2018 and recorded 8/14/2018 in Instrument Number 20180814-0080336, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all existing easements and all matters shown on plat of record in Plan Book 21, Page 9; all matters contained in Master Deed and By-Laws for 1414 Riverside Drive of record in Instrument No. 20190409-0032307 and 1st Amendment to Master Deed and By-Laws of record in Instrument No. 202202160018222; Sanitary Sewer Easement of record in Book 4154, Page 193; and Utility Easement of record in Instrument No. 20150122-0006322, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is unimproved property known as: 1414 and 1416 Riverside Drive, Nashville, TN 37216

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), its heirs and assigns forever; and I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of February, 2022

Harrington Homes, LLC, a Tennessee limited liability company

BY: _____
Richard D. Harrington
Chief Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Richard D. Harrington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Manager of Harrington Homes, LLC**, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by Richard D. Harrington as Chief Manager.

Witness my hand and official seal this 7th day of February, 2022

_____
Notary Public
My Commission Expires: 2/21/22

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-7-22.

Affiant Signature

2-7-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of February, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY