Karen Johnson Davidson County
Batch# 839687 DEEDWARR
04/14/2022 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,097.05
20220414-0043256

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	PROGRESS NASHVILLE, LLC PO BOX 4090 SCOTTSDALE,AZ 85261	Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261

Order Number: PRH-101471-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Carlos Davis and Patrice Davis, Husband and Wife**, for Two Hundred Ninety-Six Thousand Five Hundred Dollars and 00/100 ($296,500.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Progress Nashville, LLC, a Delaware Limited Liability Company**, whose address is PO Box 4090, Scottsdale, AZ 85261, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 21 on the Plan of Section 1, Chelsea Village, of record in Plat Book 7900, Page 119-121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Restrictions and By-Laws of record in Book 8082, Page 329 amended in Book 8083, Page 386; Book 8842, Page 434 and Book 8082, Page 348, said Register's Office.

All matters appearing on the Plan of record in Plat Book 7900, Page 119-121, said Register's Office.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 149070A12100
Street address of property: 620 Cadogan Ct., Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20170726-0075516, in the Register's Office, Davidson County, Tennessee.

Signed this 29th day of MARCH, 2022 CD.

Signature of Grantor(s):

Carlos Davis

Carlos Davis

Patrice Davis

Patrice Davis

STATE OF TN, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 29 day of MARCH, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Carlos Davis and Patrice Davis, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 149070A12100
Street address of property: 620 Cadogan Ct., Antioch, TN 37013

Oath of Consideration

I or we, CARLOS DAVIS, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $296,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 29th day of MARCH, 2022. CA.

Signatures of Affiant(s):

Carlos Davis
CARLOS DAVIS

Sworn and subscribed before me this 29 day of MARCH, 2022.

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, TITLE AGENT, 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 MARCH 29,2022 (date of document).

Affiant Signature

03/29/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 29TH day of MARCH ,2022.

Monica Lynn 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