Send Tax Bills To:
Progress Nashville, LLC, a Delaware Limited Liability Company
PO BOX 4090
Scottsdale, AZ 85261

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

Map & Parcel No: 108-12-0-204.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 899871 DEEDWARR
08/08/2022 08:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20220808-0089597

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SEVENTY THOUSAND AND 00/100 (370,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **NATALIE ALFARO FRAZIER AND CASEY FRAZIER, WIFE AND HUSBAND AND SUSAN C. ALFARO, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** "the Grantees," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Trailwood Subdivision, Section 3 of record in Plat Book 6900, Page 67, 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 Natalie Alfaro Frazier and Casey Frazier, wife and husband and Susan C. Alfaro, as joint tenants with right of survivorship by Warranty deed from Bruce A. Forbes and Tami R. Forbes, husband and wife of record in Instrument No. 20201030-0127127 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on October 30, 2020.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of August, 2022

Natalie Alfaro Frazier

Casey Frazier

STATE OF TENNESSEE
COUNTY OF WILSON

On this 3rd day of August, 2022, before me personally appeared Natalie Alfaro Frazier and Casey Frazier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of August, 2022.

Notary Signature

My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Susan C. Alfaro

STATE OF CALIFORNIA
COUNTY OF Monterey

On this 3 day of August, 2022, before me personally appeared Susan C. Alfaro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this __ day of August, 2022.

CANDACE T. HARE
Notary Public - California
Monterey County
Commission # 2260317
My Comm. Expires Sep 28, 2022

Notary Signature
My commission expires: 09/28/2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 3rd day of August, 2022.

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Notary Signature
My commission expires:

202208080089597

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey }

On 07/30/2022 before me, Candace T. Hare Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Susan C. Alfaro
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CANDACE T. HARE
Notary Public - California
Monterey County
Commission # 2260317
My Comm. Expires Sep 28, 2022

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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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 8/2/2022 (date of document).

Affiant Signature

8/2/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 2 day of AUG 2022

Monica L. McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

