Karen Johnson Davidson County
Batch# 1054896 DEEDWARR
09/28/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230928-0076061

WARRANTY DEED

STATE OF Colorado
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27TH~~ 25th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: NOV 6th 2023
(AFFIX SEAL)

FRANCINE ORTEGA SILERIO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194041991
MY COMMISSION EXPIRES NOV 6, 2023

THIS INSTRUMENT WAS PREPARED BY
First Integrity Title Company, 501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 108-2309797-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Progress Nashville, LLC, a Delaware Limited Liability Company	Progress Nashville, LLC, a Delaware Limited Liability Company	176 05 0A 071.00
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale AZ 85261	Scottsdale AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRIAN KEITH WILSON, JR. AND WIFE, AMANDA MARIE WILSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 300 ON THE PLAN OF HICKORY WOODS ESTATES, SECTION 'C' OF RECORD IN PLAT BOOK 6900, PAGE(S) 885 THROUGH 887, INCLUSIVE, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BRIAN KEITH WILSON, JR. AND WIFE, AMANDA MARIE WILSON, FROM PAULA MELISSA PADILLA, AN UNMARRED WOMAN, BY WARRANTY DEED RECORDED NOVEMBER 4, 2021 AT INSTRUMENT NO. 20211104-0147577, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 5337 Sunnyvale Dr, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22 day of September, 2023

Brian Keith Wilson, Jr.

Amanda Marie Wilson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally, appeared before me, a Notary Public of the aforesaid, Brian Keith Wilson, Jr. and wife, Amanda Marie Wilson, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose names are subscribed to this instrument appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22 day of September, 2023.

Notary Public

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and official seal.
My Commission Expires: 11-6-2023

Tennessee Certification of Electronic Document

I, David Lopez, 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 **9/22/2023** (date of document).

Affiant Signature

9/27/2023
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **27th** day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Nov 6th 2023

NOTARY'S SEAL

FRANCINE ORTEGA SILERIO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194041991
MY COMMISSION EXPIRES NOV 6, 2023