OWNER:

MIDTOWN REALTY, LLC
214 McMillin Street
Nashville, TN 37203
Attention: Harold Johnson

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel 091-13-0-202.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

FILENO: 24-0757

Karen Johnson
Batch # 1151042
06/26/2024 11:08:25 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240626-0047821

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **PROGRESSIVE DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim and convey unto **MIDTOWN REALTY, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, all its interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. A and B on the plan of Homes at 421 West Bend Drive, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of Homes at 421 West Bend Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240220-0011331 (Pending Underwriting Review), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from BLUE RIDGE HOMES, LLC, SERIES 9, dated February 14, 2024, of record in Instrument No. 20240214-0010335, dated February 14, 2024, said Register's Office.
>
> This is IMPROVED property known as 421 West Bend Drive, Nashville, TN 37209.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its/their duly authorized representative, this the 25th day of June, 2024.

PROGRESSIVE DEVELOPMENT, LLC
a Tennessee limited liability company

By: _____
HAROLD GAIL JOHNSON, JR.
Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **HAROLD GAIL JOHNSON, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Sole Member** of **PROGRESSIVE DEVELOPMENT, LLC,** a Tennessee limited liability company, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 25th day of June, 2024.

_____
NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 8/30/27

****

The actual consideration given for this transfer is $ - 0 - .

_____
AFFIANT

Sworn to and subscribed to before me this the 25th day of June, 2024.

_____
NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 8/30/27