Karen Johnson Davidson County
Batch# 702925 DEEDQC
08/23/2021 12:32:30 PM 16 pgs
Fees: $82.00 Taxes: $0.00
20210823-0113637

This instrument prepared by:
Brendi Kaplan Esq.
Nelson Mullins
One Nashville Place, Suite 1100
150 Fourth Avenue, North
Nashville, TN 37219

(MAIL) instrument may be returned to:
SELENE TITLE, LLC
12276 San Jose Blvd., Suite 423
Jacksonville, FL 32223
Tel. 904-497-0030
R:210343277

Send tax bills to:
PROGRESS RESIDENTIAL BORROWER 17, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Name and address of new owner:
PROGRESS RESIDENTIAL BORROWER 17, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Map parcel number:
See Exhibit "A" attached hereto and
incorporated herein.

Source of title:
See Exhibit "A" attached hereto and
Incorporated herein.

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

PROGRESS NASHVILLE, LLC, a Delaware limited liability company ("Grantor"),

by these presents does hereby quitclaim and convey unto

PROGRESS RESIDENTIAL BORROWER 17, LLC, a Delaware limited liability company ("Grantee"),

all right, title and interest in and to the following described tract(s) of land (collectively, the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

[REMAINDER OF PAGE LEFT BLANK.]

IN WITNESS WHEREOF, the Grantor has caused this quitclaim deed to be executed this 26 day of July, 2021.

PROGRESS NASHVILLE, LLC,
a Delaware limited liability company

By: _____
Name: Travis Chester
Title: Authorized Signatory

State of Arizona
County of Maricopa

Personally, appeared before me, the undersigned, a Notary Public in and for the said County and State, Travis Chester (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument on behalf of **PROGRESS NASHVILLE, LLC**, a Delaware limited liability company, and that he executed the same as the Authorized Signatory of said **PROGRESS NASHVILLE, LLC**, a Delaware limited liability company.

Witness my hand, at office, this 26 day of July, 2021.

JACKLYN ARMSTRONG
Notary Public - State of Arizona
PINAL COUNTY
Commission # 586870
Expires August 18, 2024

_____
Notary Public
My commission expires: _____
(Affix Seal)

VALUE AFFIDAVIT

State of Arizona
County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 26 day of JULY, 2021.

JACKLYN ARMSTRONG
Notary Public - State of Arizona
PINAL COUNTY
Commission # 586870
Expires August 18, 2024

Notary Public
My commission expires:_____
(Affix Seal)

EXHIBIT "A"

PROPERTY SCHEDULE

Schedule 1 – Property List

Number	Client ID	Address	City	State	Zip Code
1	482341	101 LARKIN SPRINGS RD	MADISON	TN	37115
2	523662	1229 JACKSONS VIEW RD	HERMITAGE	TN	37076
3	509098	165 CLAYBROOK LN	ANTIOCH	TN	37013
4	473242	2116 CANDLEBROOK CT	MADISON	TN	37115
5	473050	2225 CRESCENT VALLEY LN	HERMITAGE	TN	37076
6	526396	3108 CHAMBLEY CT	HERMITAGE	TN	37076
7	483370	3113 PENN MEADE WAY	NASHVILLE	TN	37214
8	479266	3437 WHITESAIL CT	ANTIOCH	TN	37013
9	500505	5017 LUKER LN	ANTIOCH	TN	37013
10	525910	5100 BROOKSTONE CT	ANTIOCH	TN	37013
11	468523	5625 DORY DR	ANTIOCH	TN	37013
12	501497	685 BELGIUM DR	HERMITAGE	TN	37076
13	521305	704 ELLIE DR	MADISON	TN	37115

202108230113637

LEGAL DESCRIPTIONS

EXHIBIT A-1

PROPERTY ADDRESS: 101 LARKIN SPRINGS RD, MADISON, TN 37115

COUNTY: DAVIDSON

CLIENT CODE: 482341

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FIRST REVISION OF REYES ESTATES, LARKIN SPRINGS ROAD OF RECORD IN INSTRUMENT NO. 20130404-0033130, 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 PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST OF RECORD IN INSTRUMENT NO. 20210322-0037657 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RECORDED ON MARCH 22, 2021.

COMMONLY KNOWN AS: 101 LARKIN SPRINGS ROAD, MADISON, TN 37115

TAX ID: 043-15-0-166.00

EXHIBIT A-2

PROPERTY ADDRESS: 1229 JACKSONS VIEW RD, HERMITAGE, TN 37076

COUNTY: DAVIDSON

CLIENT CODE: 523662

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 20 ON THE PLAN OF BRET RIDGE, OF RECORD IN PLAT BOOK 6900, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED TO PROGRESS NASHVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF MATTHEW JAMES GICKING, AS UNMARRIED MAN DATED 03/29/2021, RECORDED 04/22/2021, IN INST. 20210422-0053977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: 1229 JACKSONS VIEW RD., HERMITAGE, TN 37076

TAX ID: 086070A02000CO

EXHIBIT A-3

PROPERTY ADDRESS: 165 CLAYBROOK LN, ANTIOCH, TN 37013

COUNTY: DAVIDSON

CLIENT CODE: 509098

THE FOLLOWING PROPERTY IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 69 ON THE FINAL PLAT OF MILL RUN SUBDIVISION, PHASE 1A (CLUSTER LOT DEVELOPMENT), AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20010608-0060668, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED FROM LAUREN GRIFFEY, MARRIED, FKA LAUREN DUNCAN TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS SET FORTH IN INSTRUMENT NO. 20210422-0054024, RECORDED 04/22/2021 OF DAVIDSON COUNTY, TENNESSEE RECORDS.

COMMONLY KNOWN AS: 165 CLAYBROOK LANE, ANTIOCH, TN 37013

TAX ID: 173-15-0A-069.00

EXHIBIT A-4

PROPERTY ADDRESS: 2116 CANDLEBROOK CT, MADISON, TN 37115

COUNTY: DAVIDSON

CLIENT CODE: 473242

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 OF THE PLAN OF CANDLEWOOD, OF RECORD IN INSTRUMENT NO. 20030122-0009060, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM BENJAMIN NATHAN MOSS TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS SET FORTH IN INSTRUMENT NO. 20210226-0024980, RECORDED 02/26/2021 OF DAVIDSON COUNTY, TENNESSEE RECORDS.

TAX ID: 052 12 0A 016.00

EXHIBIT A-5

PROPERTY ADDRESS: 2225 CRESCENT VALLEY LN, HERMITAGE, TN 37076

COUNTY: DAVIDSON

CLIENT CODE: 473050

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 289, ON THE PLAN OF SECTION THREE, TRUXTON PARK, OF RECORD IN PLAT AT INSTRUMENT NO. 20011024-0116272, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PREMISES CONVEYED TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF SARAH PERDUE AND BOBBY ALAN PERDUE, JR., WIFE AND HUSBAND DATED 02/10/2021 AND RECORDED 03/11/2021 IN INST 2021-31933, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: 2225 CRESCENT VALLEY LN, HERMITAGE, TN 37076

TAX ID: 064 16 0D 131.00

EXHIBIT A-6

PROPERTY ADDRESS: 3108 CHAMBLEY CT, HERMITAGE, TN 37076

COUNTY: DAVIDSON

CLIENT CODE: 526396

LAND IN DAVIDSON COUNTY. TENNESSEE, BEING LOT NO. 113 ON THE PLAN OF SECTION TWO, CHESNEY GLEN AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 434, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PREMISES CONVEYED TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF KYLE J. MULLEN AND WIFE, SHELBY R. MULLEN DATED 4/5/2021 AND RECORDED 4/28/2021 IN INST. 20210428-0056709 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS 3108 CHAMBLEY CT HERMITAGE, TN 37076

TAX ID: 087 01 0A 076.00CO

EXHIBIT A-7

PROPERTY ADDRESS: 3113 PENN MEADE WAY, NASHVILLE, TN 37214

COUNTY: DAVIDSON

CLIENT CODE: 483370

THE FOLLOWING PROPERTY IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT 40 ON THE PLAN OF RIVER GLEN PHASE 6, OF RECORD IN INSTRUMENT #20050602-0062805 AND A PART OF THE HORIZONTAL PROPERTY REGIME OF RIVER GLEN, A HORIZONTAL PROPERTY REGIME CREATED UNDER A MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7566, PAGE 571, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RIVER GLEN PHASE 6 IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT #20050713-0081132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM ERICKA WADE-TAYLOR, A SINGLE PERSON TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS SET FORTH IN INSTRUMENT NO. 20210304-0028097, RECORDED 03/04/2021 OF DAVIDSON COUNTY, TENNESSEE RECORDS.

COMMONLY KNOWN AS: 3113 PENN MEADE WAY, NASHVILLE, TN 37214

TAX ID: 052-13-0B-425.00

EXHIBIT A-8

PROPERTY ADDRESS: 3437 WHITESAIL CT, ANTIOCH, TN 37013

COUNTY: DAVIDSON

CLIENT CODE: 479266

ALL THAT CERTAIN PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE CITY OF ANTIOCH, AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

LOT 89, SECTION FOUR, WINDHAVEN SHORES, A CLUSTER LOT SUBDIVISION, AS SHOWN ON INSTRUMENT NUMBER 20041222-0152517, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY L. DENNIS AND DANIELLE G. DENNIS, HUSBAND AND WIFE, BY WARRANTY DEED FROM ANTHONY L. DENNIS AND DANIELLE G. DENNIS, HUSBAND AND WIFE, RECORDED APRIL 22, 2021, APPEARING OF RECORD IN INSTRUMENT NUMBER 20210422-0054025, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: 3437 WHITESAIL COURT, ANTIOCH, TN 37013

TAX ID: 150-16-0A-135.00

EXHIBIT A-9

PROPERTY ADDRESS: 5017 LUKER LN, ANTIOCH, TN 37013

COUNTY: DAVIDSON

CLIENT CODE: 500505

THE FOLLOWING PROPERTY IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. EIGHTEEN (18) ON THE FINAL PLAT, SECTION TWO, SPENCER HILL, ACCORDING TO PLAN OF RECORD IN INSTRUMENT NUMBER 20071115-0134114, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM WAFY LAWANDY, AN UNMARRIED MAN OF RECORD IN INSTRUMENT NO. 20210304-0028100 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RECORDED ON MARCH 04, 2021.

COMMONLY KNOWN AS: 5017 LUKER LANE, ANTIOCH, TN 37013

TAX ID: 162-02-0A-018.00

EXHIBIT A-10

PROPERTY ADDRESS: 5100 BROOKSTONE CT, ANTIOCH, TN 37013

COUNTY: DAVIDSON

CLIENT CODE: 525910

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF HICKORY WOODS ESTATE, SECTION C, PHASE II, OF RECORD IN PLAT BOOK 9700, PAGE 952, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF GANEIT EBRAHIM NKA JANET IBRAHIM, UNMARRIED AND CHRISTEN S ABDELMALEK, MARRIED DATED 04/06/2021 AND RECORDED 04/22/2021 IN INST 20210422-0053990, REGISTERS OFFICE FOR DAVIDSON COUNTY.

COMMONLY KNOWN AS: 5100 BROOKSTONE CT, ANTIOCH, TN 37013

TAX ID: 176 05 0B 200.00CO

EXHIBIT A-11

PROPERTY ADDRESS: 5625 DORY DR, ANTIOCH, TN 37013

COUNTY: DAVIDSON

CLIENT CODE: 468523

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF FINAL PLAT OF PHASE 1-B, LAKESIDE COVE AT PERCY PRIEST OF RECORD IN INSTRUMENT NO. 20050110-0003257, 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 PREMISES CONVEYED TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF ADESHOLA ADEBIYI AND OLAJUMOKE ADEBIYI, HUSBAND AND WIFE DATED 04/02/2021 AND RECORDED 04/29/2021 IN INST 20210429-0057373, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: 5625 DORY DR, ANTIOCH, TN 37013

TAX ID: 151 09 0B 047.00

EXHIBIT A-12

PROPERTY ADDRESS: 685 BELGIUM DR, HERMITAGE, TN 37076

COUNTY: DAVIDSON

CLIENT CODE: 501497

LAND IN DAVIDSON COUNTY, TENNESSEE. BEING LOT NO. 47 ON THE PLAN OF FIRST REVISION. SECTION THREE. PHASE II, GREER MEADOWS AT CEDAR CREEK, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20040407-0039587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM TAMARA N. BRYANT, AN UNMARRIED WOMAN BY DEED DATED 03/01/2021, AND RECORDED 03/16/2021 IN INSTRUMENT NO. 20210316-0034622, REGISTER'S OFFICE FOR SAID COUNTY.

COMMONLY KNOWN AS: 685 BELGIUM DRIVE, HERMITAGE, TN 37076

TAX ID: 075-12-0A-157.00

EXHIBIT A-13

PROPERTY ADDRESS: 704 ELLIE DR, MADISON, TN 37115

COUNTY: DAVIDSON

CLIENT CODE: 521305

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 8, FINAL PLAT, AMQUI PLACE, SECTION TWO, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN INSTRUMENT NO. 20170118-0005631, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM ROBERT W. CHASE AND MELODIE N. CHASE, HUSBAND AND WIFE BY DEED DATED 03/25/2021 AND RECORDED 04/22/2021 IN INSTRUMENT NO. 20210422-0053958, REGISTER'S OFFICE FOR SAID COUNTY.

COMMONLY KNOWN AS: 704 ELLIE DR, MADISON, TN 37115

TAX ID: 043-06-0A-008.00

Tennessee Certification of Electronic Document

I, JENNIFER M. DURKOS, 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 July 26, 2021 (date of document).

Jennifer M. Durkos
Affiant Signature

8/18/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: April 13, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Charles E. Hogue Jr., Notary Public
Allegheny County
My commission expires April 13, 2023
Commission number 1289872
Member, Pennsylvania Association of Notaries