Karen Johnson Davidson County
Batch# 1005616 DEEDWARR
05/19/2023 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,331.63
20230519-0037829

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Ready Now Title Services, LLC PO Box 1491 Hendersonville, TN 37077	Melanie Mcgee 1636 Highwater Drive Antioch, TN 37013

Order Number: REO-124553-TN

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Progress Residential Borrower 4, LLC, a Delaware Limited Liability Company,** for Three Hundred Fifty Nine Thousand Nine Hundred Dollars and 00/100 ($359,900.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Melanie McGee, a single woman,** whose address is 1636 Highwater Drive, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 169, on the Plan of Section Two, Harvest Grove, formerly "Tillman Property", as shown on plan of record in Instrument No. 20140529-0046065, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

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:

All 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: 164 07 0A 15600CO
Street address of property: 1636 Highwater Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180803-0076344 in the Register's Office, Davidson County, Tennessee.

Signed this 28th day of April, 2023.

Signature of Grantor:

Progress Residential Borrower 4, LLC, a Delaware Limited Liability Company

By _____

Name/Title April Rohleder Authorized Signator

STATE OF Arizona, COUNTY OF Maricopa, SS:

BE IT REMEMBERED That on this 28th day of April, 2023, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came April Rohleder in the capacity of auth. signatory for Progress Residential Borrower 4, LLC 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 his/her 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

Joél De Leon

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.

JOEL DE LEON NOTARY PUBLIC MARICOPA COUNTY 617690 EXPIRES 11-11-2025

County Parcel number: 164070A15600CO
Street address of property: 1636 Highwater Drive, Antioch, TN 37013

Oath of Consideration

I or we, Drusilla Bryant, 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 $ 359,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 10th day of May, 2023.

Signatures of Affiant(s):

Drusilla Bryant

Sworn and subscribed before me this 10th day of May, 2023.

Notary Public

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 5-15-2023.

Drusilla Bryant
Affiant Signature

5-15-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

