Karen Johnson Davidson County
Batch# 1094078 DEEDWARR
01/25/2024 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20240125-0005146

Send tax bills to:
Abdolmohammad Hajizadeh
125 CLAYBROOK LANE
ANTIOCH, TN 37013

Name and address of new owner:
Abdolmohammad Hajizadeh
125 CLAYBROOK LANE
ANTIOCH, TN 37013

This instrument prepared by:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

Recordation Requested By/Return to:
STEWART TITLE COMPANY
500 N. BROADWAY, SUITE 900
ST. LOUIS, MO 63102
File No. ESXPUR23637689

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION AND/OR SURVEY

Map parcel number: 173 15 0A 008.00

WARRANTY DEED

This Deed executed this 17 day of January 20 24 for good consideration in the sum of Four Hundred Fifteen Thousand and 00/100 Dollars ($415,000.00), I (We) **SR Sunbelt Homes Group 1, L.L.C. f/k/a Progress Residential Exchange Borrower, LLC** whose mailing address is 2340 COLLINS AVENUE, SUITE 700, MIAMI BEACH, FL 33139, hereby bargain, deed, and convey to **Abdolmohammad Hajizadeh and Maryam Gholami, Husband and Wife** whose mailing address is 125 CLAYBROOK LANE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

BEING LOT(S) 8, AS SHOWN ON THE MAP ENTITLED MILL RUN SUBDIVISION, PHASE 1, OF RECORD IN BOOK 11700, PAGE 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to PROGRESS RESIDENTIAL EXCHANGE BORROWER, LLC, a Delaware limited liability company by General Warranty Deed from PROGRESS RESIDENTIAL BORROWER 1, LLC, a Delaware limited liability company, dated April 14, 2021, recorded on September 20, 2021 as Instrument No. 20210920-0126125.

APN: 173 15 0A 008.00
Commonly known as: 125 CLAYBROOK LANE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof

Witness our hand this 17 day of January, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SR Sunbelt Homes Group 1, L.L.C. f/k/a Progress Residential Exchange Borrower, LLC

By: Rebecca Petty
Name: **Rebecca Petty**
Title: **Authorized Signatory**

STATE OF CA)
COUNTY OF Alameda)

The foregoing instrument was acknowledged before me this 17 day of January, 2024, by **Rebecca Petty**, who is personally known to me (or satisfactorily proven) to be the **Authorized Signatory** of **SR Sunbelt Homes Group 1, L.L.C. f/k/a Progress Residential Exchange Borrower, LLC** the **Authorized Signatory** herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Notary Public
My Commission Expires: 1/5/2028

ZACHARY CARSON
Commission # 2475650
ALAMEDA County
California - Notary Public
COMM. EXP. JAN. 5, 2028

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF CA

COUNTY OF Alameda

Sworn to before me this 17 day of January, 2024.

Notary Public

My Commission Expires: 1/5/2028

ZACHARY CARSON
Commission # 2475650
ALAMEDA County
California - Notary Public
COMM. EXP. JAN. 5, 2028

ZACHARY CARSON
Commission # 2475650
ALAMEDA County
California - Notary Public
COMM. EXP. JAN. 5, 2028

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 01-17-2024 (date of document).

Cheri Hackethal
Affiant Signature

01-24-24
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 24th day of January, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097