AFTER RECORDING RETURN TO:
Selene Title
8201 Cypress Plaza Dr, Suite 100
Jacksonville, FL 85261
File No. Progress 2024-3

This document prepared by:
Jeffrey R. King, Esq.
401 Commerce Street, Suite 800
Nashville, TN 37219
Tel. 615-782-2293

Karen Johnson Davidson County
Batch# 1146065 DEEDWARR
06/11/2024 02:22:30 PM 14 pgs
Fees: $73.00 Taxes: $4,552.11
20240611-0043767

WARRANTY DEED

THIS INDENTURE made and entered into on this 30th **day of** May **, 2024**, by and between **PROGRESS RESIDENTIAL BORROWER 12, LLC,** a Delaware limited liability company, located at PO BOX 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor and **FREO PROGRESS, LLC,** a Delaware limited liability company, located at PO BOX 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of , cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

The Property is improved property commonly known as set forth in Exhibit A.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR hereby covenant with and represent unto the said Grantee and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of May, 2024; made **EFFECTIVE** on this 30th day of May, 2024.

PROGRESS RESIDENTIAL BORROWER 12, LLC,
a Delaware limited liability company

By: _____
Name: Joseph Bieret
Title: Authorized Signatory

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

Before me, Joanne LaRosa, a Notary Public of said County and State, personally appeared Joseph Bieret, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Signatory of **PROGRESS RESIDENTIAL BORROWER 12, LLC**, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Signatory.

Witness my hand and seal, at Office in AZ, this 20 day of May, 2024.

_____
Notary Public

My Commission Expires: 8-19-27

JOANNE LAROSA
Notary Public - Arizona
Maricopa County
Commission # 652454
My Comm. Expires Aug 19, 2027

AFFIDAVIT

State of Arizona
County of Maricopa

The actual consideration for this transfer is $ 1,230,300.00 .

Joseph Brent
Affiant

Subscribed and sworn to before me this 20th day of May, 2024.

Notary Public
My commission expires: 8-19-27
(Affix Seal)

JOANNE LAROSA
Notary Public - Arizona
Maricopa County
Commission # 652454
My Comm. Expires Aug 19, 2027

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	County	State	Zip
1	313819	306 HICKORY CHASE CT	MADISON	DAVIDSON	TN	37115
2	150226	3137 HIDDEN CREEK DR	ANTIOCH	DAVIDSON	TN	37013
3	142977	3848 ROUND ROCK DR	ANTIOCH	DAVIDSON	TN	37013
4	147717	4124 PLEASANT COLONY DR	ANTIOCH	DAVIDSON	TN	37013
5	145845	709 BELL TRACE CV	ANTIOCH	DAVIDSON	TN	37013

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 306 HICKORY CHASE CT, MADISON, TN, 37115

COUNTY: DAVIDSON

CLIENT CODE: 313819

TAX PARCEL ID/APN: 042 16 0A 018.00

THE FOLLOWING DESCRIBED TRACT OF LAND: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF HICKORY CHASE SUBDIVISION, OF RECORD IN BOOK 7900, PAGE 973, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM FREO PROGRESS, LLC, TO PROGRESS RESIDENTIAL BORROWER 12, LLC, BY DEED RECORDED ON MARCH 23, 2020, AS INSTRUMENT NUMBER 20200323-0031409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-2

STREET ADDRESS: 3137 HIDDEN CREEK DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 150226

TAX PARCEL ID/APN: 173 16 0A 059.00

THE FOLLOWING DESCRIBED TRACT OF LAND: LOT NO. 61 ON THE PLAN OF HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2, AND PHASE 3, SECTION 1 OF RECORD IN INSTRUMENT NUMBER 20030213-0020016, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM PROGRESS RESIDENTIAL BORROWER 12, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC, TO PROGRESS RESIDENTIAL BORROWER 12, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON MARCH 23, 2020, AS INSTRUMENT NUMBER 20200323-0031410, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-3

STREET ADDRESS: 3848 ROUND ROCK DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 142977

TAX PARCEL ID/APN: 176 01 0 017.00

THE FOLLOWING DESCRIBED TRACT OF LAND: LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 103, HICKORY WOODS, SECTION A, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 511, AS CORRECTED IN BOOK 7582, PAGE 167, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM PROGRESS RESIDENTIAL BORROWER 12, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC, TO PROGRESS RESIDENTIAL BORROWER 12, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON MARCH 23, 2020, AS INSTRUMENT NUMBER 20200323-0031410, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

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EXHIBIT A-4

STREET ADDRESS: 4124 PLEASANT COLONY DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 147717

TAX PARCEL ID/APN: 150 14 0A 095.00

THE FOLLOWING DESCRIBED TRACT OF LAND: BEING LOT NO. 712 FINAL PLAT, CALUMET-PHASE SEVEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 628, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM PROGRESS RESIDENTIAL BORROWER 12, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC, TO PROGRESS RESIDENTIAL BORROWER 12, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON MARCH 23, 2020, AS INSTRUMENT NUMBER 20200323-0031410, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

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EXHIBIT A-5

STREET ADDRESS: 709 BELL TRACE CV, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 145845

TAX PARCEL ID/APN: 162 16 0E 005.00

THE FOLLOWING DESCRIBED TRACT OF LAND: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41, SECTION ONE, BELL CREST, OF RECORD IN BOOK 7900, PAGE 753, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM PROGRESS RESIDENTIAL BORROWER 12, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS PROGRESS RESIDENTIAL 2015-3 BORROWER, LLC, TO PROGRESS RESIDENTIAL BORROWER 12, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON MARCH 23, 2020, AS INSTRUMENT NUMBER 20200323-0031410, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

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Certificate of Authenticity

I, Lesley Trifiletti, 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

May 30, 2024.

Date

Lesley Trifiletti

Affiant Signature

05/30/2024

Date

State of FLORIDA

County of DUVAL

Sworn to and subscribed before me this 30th day of May, 2024.

Joy A. Lanier-Hartley

Notary's Signature

My Commission Expires: 9/28/2024

Date

Notary's Seal

Notary Public State of Florida
Lanier-Hartley A Joy
My Commission HH 047458
Expires 09/28/2024