Karen Johnson Davidson County
Batch# 1146734 DEEDQC
06/13/2024 10:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240613-0044296

Commitment Number: 240300744
Seller's Loan Number: 2005272681

AFTER RECORDING RETURN TO:
PROGRESS RESIDENTIAL TRS 15, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PO Box 4090
Scottsdale, AZ 85261

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

New Property Owner/Mail Tax Statements To:
PROGRESS RESIDENTIAL TRS 15, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PO Box 4090
Scottsdale, AZ 85261

Parcel ID No.: 050 02 0A 069.00 Transfer pursuant to Foreclosure

QUITCLAIM DEED

THIS DEED made and entered into on this 3 day of June 2024, by and between **PROGRESS RESIDENTIAL BORROWER 15, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **PROGRESS RESIDENTIAL TRS 15, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose tax mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero Dollars and Zero Cents ($0.00), do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAN OF BELLE ARBOR PUD PHASE 1 AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 20091221-0115842 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property as conveyed from Progress Nashville, LLC to Progress Residential Borrower 15, LLC as described in ~~Foreclosure~~ Deed, Dated 10/19/2020, Recorded 1/28/2021, in Instrument number 20210128-0012651, DAVIDSON County Records. * Quitclaim

Property Address: 3763 Willow Creek Rd, Nashville, TN 37207

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

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

PROGRESS RESIDENTIAL BORROWER 15, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Karen Turyan

Name: Karen Turyan

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Jennifer Lynn Lauria, a Notary Public, of the State and County mentioned, personally appeared Karen Turyan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of **PROGRESS RESIDENTIAL BORROWER 15, LLC, A DELAWARE LIMITED LIABILITY COMPANY** the within named Grantor and that such Authorized Signor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Arizona, this 3 day of June, 2024.

Jennifer Lynn Lauria
Notary Public

My Commission expires: 12-27-27

JENNIFER LYNN LAURIA
Notary Public - Arizona
Maricopa County
Commission # 661987
My Comm. Expires Dec 27, 2027

VALUATION AFFIDAVIT

STATE OF Pennsylvania

COUNTY OF Allegheny

I, or we, hereby swear or affirm that the actual consideration is $ 0 .

Subscribed and sworn to before me

This 13th day of June, 2024.

Affiant

Thomas Smith

Print Name

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Heather L. Burroughs, Notary Public
Allegheny County
My commission expires March 13, 2026
Commission number 1328277
Member, Pennsylvania Association of Notaries

Heather L. Burroughs

Print Name

(Seal)

My Commission Expires:

March 13, 2026

CTIC# —

Tennessee Certification of Electronic Document

I, Karen Turyan, 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 6/3/2024 (date of document).

Karen Turyan
Affiant Signature

6/3/2024
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 3 day of June, 2024.

Jennifer Lynn Lauria
Notary's Signature

My Commission Expires: 12-27-27

JENNIFER LYNN LAURIA
Notary Public - Arizona
Maricopa County
Commission # 661987
My Comm. Expires Dec 27, 2027

NOTARY'S SEAL