Karen Johnson Davidson County
Batch# 1147622 DEEDQC
06/14/2024 03:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240614-0044804

Commitment Number: 240326211
Seller's Loan Number: 2005291951

AFTER RECORDING RETURN TO:
PROGRESS RESIDENTIAL TRS 19, 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 19, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PO Box 4090
Scottsdale, AZ 85261

Parcel ID No.: 050 02 0A 042.00

QUITCLAIM DEED

THIS DEED made and entered into on this 12th day of June, 2024, by and between **PROGRESS RESIDENTIAL BORROWER 19, 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 19, 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:

THE FOLLOWING DESCRIBED PROPERTY BEING SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO WITLAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE PLAN OF BELLE ARBOR PUD PHASE 2 (FORMERLY KNOWN AS VICTORY VILLAGE PUD) OF RECORD IN INSTRUMENT NO. 20161222-0134965 AND CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20170110-0002925 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO PROGRESS RESIDENTIAL BORROWER 19, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS DESCRIBED IN QUIT CLAIM DEED, DATED 4/26/2022, RECORDED 6/1/2022, IN INSTRUMENT #: 20220601-0063165, DAVIDSON COUNTY RECORDS.

Property Address: 1904 Belle Arbor Dr, 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 19, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Virginia Hessler

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Ashleigh Clark, a Notary Public, of the State and County mentioned, personally appeared Virginia Hessler, 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 19, 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 Maricopa County this 12 day of June, 2024.

_____
Notary Public

My Commission expires: _____

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

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 14th day of June, 2024.

Affiant

Thomas Smith

Print Name

Notary Public

Heather L. Burroughs

Print Name

(Seal)

My Commission Expires:

March 13, 2026

CTIC#_____

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

Tennessee Certification of Electronic Document

I, Virginia Hosler, 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 6/12/2024 (date of document).

Affiant Signature

6/12/24
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 12 day of June, 2024.

Notary's Signature

My Commission Expires: _____

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

NOTARY'S SEAL