Commitment Number: 240483788
Seller's Loan Number: 2005368427

AFTER RECORDING RETURN TO:
PROGRESS RESIDENTIAL TRS 13, 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

Karen Johnson Davidson County
Batch# 1181267 DEEDQC
09/13/2024 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240913-0070638

New Property Owner/Mail Tax Statements To:
PROGRESS RESIDENTIAL TRS 13, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PO Box 4090
Scottsdale, AZ 85261

Parcel ID No.: 050 16 0A 043.00

QUITCLAIM DEED

THIS DEED made and entered into on this 9th day of September, 2024, by and between **PROGRESS RESIDENTIAL BORROWER 13, 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 13, 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. 43 ON THE PLAN OF FINAL PLAT, SKYLINE VILLAGE OF RECORD IN PLAT AT INSTRUMENT NO. 20050418-0042718, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed from Progress Nashville, LLC, a Delaware limited liability company to Progress Residential Borrower 13, LLC, a Delaware limited liability company by Special Warranty Deed recorded 02/25/2020 in Instrument No. 20200225-0020570 of Davidson County, Tennessee Records.

Property Address: 416 Vailview 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 13, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Jennifer Lauria

Name: Jennifer Lauria

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Karen Turyan, a Notary Public, of the State and County mentioned, personally appeared Jennifer Lauria, 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 13, 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 Scottsdale, Az, this 9 day of Sept, 2024.

Karen Turyan
Notary Public

My Commission expires: 6/30/28

KAREN TURYAN
Notary Public - Arizona
Maricopa County
Commission # 670656
My Comm. Expires Jun 30, 2028

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 12th day of September, 2024.

Affiant

Thomas Smith

Print Name

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries

Alyssa Marie Bresnay

Notary Public

ALYSSA MARIE BRESNAY

Print Name

(Seal)

My Commission Expires:

May 24, 2028

CTIC# /

Tennessee Certification of Electronic Document

I, Jennifer Lauria, 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 _____ (date of document).

Jennifer Lauria
Affiant Signature

9-9-24
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 9 day of Sept, 2024

Karen Turyan
Notary's Signature

My Commission Expires: 6/30/28

KAREN TURYAN
Notary Public · Arizona
Maricopa County
Commission # 670656
My Comm. Expires Jun 30, 2028

NOTARY'S SEAL