Commitment Number: 240326211
Seller's Loan Number: 2005291951

AFTER RECORDING RETURN TO:
KARLOS F. SAWYERS and JUNITA Y. SAWYERS
1904 Belle Arbor Dr
Nashville, TN 37207

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

Karen Johnson Davidson County
Batch# 1207471 DEEDWARRSP
11/21/2024 09:07:30 AM 5 pgs
Fees: $28.00 Taxes: $1,331.63
20241121-0090885

New Property Owner/Mail Tax Statements To:
KARLOS F. SAWYERS and JUNITA Y. SAWYERS
1904 Belle Arbor Dr
Nashville, TN 37207

Parcel ID No.: 050020A0420000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 6th day of November, 2024, by and between **PROGRESS RESIDENTIAL TRS 19, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottdale, AZ 85261, hereinafter referred to as Grantor(s) and **KARLOS F. SAWYERS and JUNITA Y. RUCKER-SAWYERS, Husband and Wife,** whose tax mailing address is 1904 Belle Arbor Dr, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Fifty-Nine Thousand Nine Hundred Dollars and Zero Cents ($359,900.00) 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 the following described real estate located in DAVIDSON County, State of Tennessee:

The following described property being situated in Davidson county, Tennessee, to Wit:

Land 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 TRANSFERRED FROM PROGRESS RESIDENTIAL BORROWER 19, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO PROGRESS RESIDENTIAL TRS 19, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED, DATED June 12, 2024 AND RECORDED ON 06/14/2024 AT Instrument Number: 20240614-0044804.

Property commonly known as: 1904 Belle Arbor Dr, Nashville, TN 37207

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(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 6 day of November, 20 24.

PROGRESS RESIDENTIAL TRS 19, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: April Rohleder

Title: Authorized Signor

STATE OF Arizona
COUNTY OF Maricopa

Before me, Virginia Hessler, a Notary Public, of the State and County mentioned, personally appeared April Rohleder, 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 Signer of **PROGRESS RESIDENTIAL TRS 19, LLC, A DELAWARE LIMITED LIABILITY COMPANY** the within named Grantor and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Scottsdale, this 6 day of November, 20 24.

_____
Notary Public

My Commission expires: _____

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665572
My Comm. Expires Mar 19, 2028

VALUATION AFFIDAVIT

State of Arizona
County of Maricopa

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 359,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 6 day of November, 2024.

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665572
My Comm. Expires Mar 19, 2028

Affiant

April Rohleder
Print Name

(Seal)

Notary Public

My commission expires:

Virginia Hessler
Print Name

CTIC# _____

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **11/6/24** [DATE].

AFFIANT SIGNATURE

11/6/24

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **6th** day of **November**, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

