AFTER RECORDING RETURN TO:
Selene Title
6651 Gate Pkwy, Suite 310
Jacksonville, FL 32256
File No. TRS #38

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

Karen Johnson Davidson County
Batch# 1217232 DEEDWARR
12/17/2024 12:33:30 PM 5 pgs
Fees: $28.00 Taxes: $868.02
20241217-0097894

Tax ID No.: SEE EXHIBIT 'A'

WARRANTY DEED

THIS INDENTURE made and entered into on this 10th day of December, 2024, by and between **PROGRESS RESIDENTIAL BORROWER 16, LLC,** a Delaware limited liability company, located at P.O. BOX 4090, SCOTTSDALE, AZ 85261, hereinafter referred to as Grantor and **PROGRESS RESIDENTIAL TRS 16, LLC,** a Delaware limited liability company, located at P.O. BOX 4090, SCOTTSDALE, AZ 85261, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, 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, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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 said Grantor has/have signed and sealed this deed, the day and year above written.

PROGRESS RESIDENTIAL BORROWER 16, LLC,
a Delaware limited liability company

Meghan Berry
Name: Meghan Berry
Title: Authorized Signatory

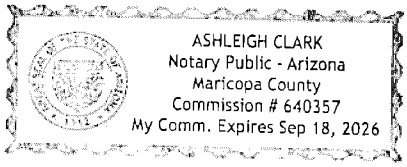
STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Ashleigh Clark, a Notary Public, of the State and County mentioned, personally appeared Meghan Berry, 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 Signatory of **PROGRESS RESIDENTIAL BORROWER 16, LLC**, a Delaware limited liability company, the within named Grantor and that such Authorized Signatory executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Maricopa, this 10 day of December, 2024.

Notary Public

My Commission expires: _____



VALUATION AFFIDAVIT

I, 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 $ 234,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Meghan Berry
Affiant

Print Name: Meghan Berry

STATE OF ARIZONA
COUNTY OF MARICOPA

Sworn to before me this 10 day of Dec, 2024

Notary Public
My Commission Expires: _____

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

Name and address for person responsible for taxes:

PROGRESS RESIDENTIAL TRS 16, LLC
P.O. BOX 4090, SCOTTSDALE, AZ 85261

Name and address of property owner:

PROGRESS RESIDENTIAL TRS 16, LLC
P.O. BOX 4090, SCOTTSDALE, AZ 85261

EXHIBIT A

STREET ADDRESS:	3304 CLAPHAM RD, ANTIOCH, TN, 37013
COUNTY:	DAVIDSON
CLIENT CODE:	340531
TAX PARCEL ID/APN:	149 07 0C 033.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE PLAN OF FINAL FLAT OF HIGHLANDS OF CHELSEA VILLAGE, SECTION TWO OF RECORD IN PLAT AT INSTRUMENT NO. 20050615-0068393, 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 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED RECORDED ON 06/08/2021 AS INSTRUMENT NO. 20210608-0076568 DAVIDSON COUNTY, TENNESSEE RECORDS.
COMMONLY KNOWN AS: 3304 CLAPHAM ROAD, ANTIOCH, TN 37013
TAX ID: 149-07-0C-033.00

***

Tennessee Certification of Electronic Document

I, Meghan Berry, 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 12/10/24 (date of document).

Meghan Berry
Affiant Signature

12/10/24
Date

STATE OF ARIZONA
COUNTY OF MARICOPA

Sworn to and subscribed before me this 10 day of December, 2024

Notary's Signature

My Commission Expires: _____

NOTARY'S SEAL

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