Commitment Number: 240300744
Seller's Loan Number: 2005272681

AFTER RECORDING RETURN TO:
JOSE JUAN PEDROZA MORALES
NORMA ANGELICA LOZA TORRES
3763 Willow Creek Rd
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1248706 DEEDWARRSP
03/20/2025 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,265.40
20250320-0020792

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

New Property Owner/Mail Tax Statements To:
JOSE JUAN PEDROZA MORALES
NORMA ANGELICA LOZA TORRES
3763 Willow Creek Rd
Nashville, TN 37207

Parcel ID No.: 050020A06900CO

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this _11__ day of February, _2025___, by and between **PROGRESS RESIDENTIAL TRS 15, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **JOSE JUAN PEDROZA MORALES and NORMA ANGELICA LOZA TORRES, HUSBAND AND WIFE,** whose tax mailing address is 3763 Willow Creek Rd, Nashville, TN 37207, hereinafter referred to as Grantee(s).
WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Forty Two Thousand Dollars and Zero Cents ($342,000.00), 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 Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Final Plat for Belle Arbor PUD, Phase 1 of record in Plat at Instrument No. 20091221-0115842, 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 to Progress Nashville, LLC, a Delaware limited liability Company by Warranty Deed from Shane P. Smith and Jessica Smith, husband and wife of record in Instrument No. 20200803-0085295 Register's Office for Davidson County, Tennessee, dated July 25, 2020 and recorded on August 03, 2020.

Being the same property conveyed to Progress Residential Borrower 15, LLC by Quitclaim Deed from Progress Nashville, LLC of record in Instrument No. 20210128-0012651 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on January 28, 2021.

Being the same property conveyed to Progress Residential TRS 15, LLC, a Delaware limited liability company by Quitclaim Deed from Progress Residential Borrower 15, LLC, a Delaware limited liability company of record in Instrument No. 20240613-0044296 Register's Office for Davidson County, Tennessee, dated June 03, 2024 and recorded on June 13, 2024.

Property commonly known as: 3763 Willow Creek Rd, 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 11 day of February, 2025.

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

By: Meghan Berry

Name: Meghan Berry

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, _____, 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 Signor of **PROGRESS RESIDENTIAL TRS 15, 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 Arizona, this 11 day of February, 2025.

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 $342,000.00 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 11 day of February, 20 25.

Meghan Berry
Affiant

Meghan Berry
Print Name

(Seal)

Notary Public

My commission expires:

Virginia Hessler
Print Name

CTIC# _____

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665571
My Comm. Expires Mar 19, 2028

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 February 11, 2025 (date of document).

Meghan Berry
Affiant Signature

2/11/2025
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 11 day of February, 2025.

Notary's Signature

My Commission Expires: _____

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

NOTARY'S SEAL