Commitment Number: 240656096
Seller's Loan Number: 2005425905

AFTER RECORDING RETURN TO:
CARLAS ZAVALA PAZ
5329 Abbottswood Dr.
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 1264488 DEEDWARRSP
04/24/2025 12:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,080.59
20250424-0031601

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

New Property Owner/Mail Tax Statements To:
CARLAS ZAVALA PAZ
5329 Abbottswood Dr.
Smyrna, TN 37167

Parcel ID No.: 149070C03300CO

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 22 day of April, 2025, by and between **PROGRESS RESIDENTIAL TRS 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **CARLOS ALBERTO ZAVALA PAZ AND ESTRELA COREA RAMOS, ,** whose tax mailing address is 5329 Abbottswood Dr. Smyrna, TN 37167, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Ninety Two Thousand, Fifty Dollars and Zero Cents ($292,050.00), 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:

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 TRANSFERRED FROM PROGRESS RESIDENTIAL BORROWER 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO PROGRESS RESIDENTIAL TRS 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WARRANTY DEED RECORDED ON 12/17/2024 AT 20241217-0097894.

Property commonly known as: 3304 Clapham Rd, Antioch, TN 37013

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 22 day of April, 2025.

PROGRESS RESIDENTIAL TRS 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: April Rohleder

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Asheigh Clark, a Notary Public, of the State and County mentioned, personally appeared Authorized Signor, 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 _____ of **PROGRESS RESIDENTIAL TRS 16, 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 Maricopa County, this 22 day of April, 2025.

_____
Notary Public

My Commission expires: _____

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

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 $292,050. 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 22 day of April, 20 25.

Affiant

April Rohleder
Print Name

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

(Seal)

Notary Public

My commission expires:

Ashleigh Clark
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/21/25 (date of document)

Regina Sullo

Affiant Signature

April 24 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 24 day of April, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Pg 5 of 5

202504240031601