AFTER RECORDING RETURN TO:
Maria Elizabeth Aldaba Rincon
1633 Bridgecrest Drive, Unit 2
Antioch, TN 37013
File No. DSP-SF-175469-TN

Karen Johnson Davidson County
Batch# 1295906 DEEDWARRSP
07/11/2025 08:11:30 AM 5 pgs
Fees: $28.00 Taxes: $881.34
20250711-0054536

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

Tax ID No.: 149 15 0A 252.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 10 day of July, 2025, by and between **Progress Residential Borrower 4, LLC,** located at PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **Maria Elizabeth Aldaba Rincon, a single person,** residing at 1633 Bridgecrest Drive, Unit 2, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Thirty Eight Thousand Two Hundred and 00/100 Dollars ($238,200.00), 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 TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1633 Bridgecrest Drive Unit 2, Antioch, TN 37013

Prior instrument reference: Instrument No. 20180803-0076344, Recorded: August 3, 2018

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 10 day of June, 20 25.

Progress Residential Borrower 4, LLC

Name: Virginia Hessler
Title: Authorized Signor

STATE OF Arizona
COUNTY OF Maricopa

Before me, Meghan Berry, a Notary Public, of the State and County mentioned, personally appeared Virginia Hessler, 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 (insert title) of **Progress Residential Borrower 4, LLC**, the within named Grantor and that such Authorized Signor (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Arizona, this 10 day of June, 20 25.

Notary Public

My Commission expires: _____

MEGHAN BERRY
Notary Public - Arizona
Maricopa County
Commission # 665085
My Comm. Expires Mar 6, 2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

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 $ 238,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Virginia Hessler

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 10 day of June, 20 25.

Notary Public
My Commission Expires:

MEGHAN BERRY
Notary Public - Arizona
Maricopa County
Commission # 665085
My Comm. Expires Mar 6, 2028

Name and address for person(s) responsible for taxes:

Maria Elizabeth Aldaba Rincon
1633 Bridgecrest Drive Unit 2
Antioch, TN 37013

Name and address of property owner:

Maria Elizabeth Aldaba Rincon
1633 Bridgecrest Drive Unit 2
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of the Final Subdivision Plat of Phase 3, Cambridge Forest, R-15 Residential P.U.D., of record in Plat at Instrument No. 20010628-0068483, as amended in Plat at Instrument No. 20020503-0054630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID Number: 149 15 0A 252.00

Property commonly known as: 1633 Bridgecrest Drive Unit 2, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Title Company, 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 **7/10/2025** (date of document).

Affiant Signature

7/10/2025

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this **10** day of **July**, **2025**.

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2026
Notary ID 133772791

Notary's Signature

MY COMMISSION EXPIRES: 5.20.2026

NOTARY'S SEAL