AFTER RECORDING RETURN TO:
Hai Dang
1821 Belle Arbor Drive
Nashville, TN 37207
File No. DSP-SF-193209-TN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1338557 DEEDWARRSP
10/27/2025 09:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20251027-0085018

Tax ID No.: 050 02 0A 007.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 30th day of September, 2025, by and between **PROGRESS RESIDENTIAL TRS 19, LLC, a Delaware limited liability company,** located at PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **Hai Dang and Loan Anh Tran, husband and wife** residing at **1275 Arrow Point Ln, Idaho Falls, ID 83404**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00), 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 TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1821 Belle Arbor Drive, Nashville, TN 37207

Prior instrument reference: Instrument No. 20250314-0019211, Recorded: 03/14/2025

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 30 day of September, 20 25.

PROGRESS RESIDENTIAL TRS 19, LLC, a Delaware limited liability company

Name: Ashleigh Clark
Title: **Authorized Signor**

STATE OF Arizona
COUNTY OF Maricopa

Before me, Virginia Hessler, a Notary Public, of the State and County mentioned, personally appeared Ashleigh Clark, 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 TRS 19, LLC, a Delaware limited liability company, 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 Scottsdale, this 30 day of September, 20 25.

Notary Public

My Commission expires: _____

VIRGINIA HESSLER
Notary Public - Arizona
Maricopa County
Commission # 665572
My Comm. Expires Mar 19, 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 $ 330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Ashleigh Clark

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 30 day of September, 2025.

Notary Public
My Commission Expires:

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

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

Hai Dang
1821 Belle Arbor Drive
Nashville, TN 37207

Name and address of property owner:

Hai Dang
1821 Belle Arbor Drive
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

TAX PARCEL ID/APN: 050 02 0A 007.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7. ON THE PLAN OF FINAL PLAT FOR BELLE ARBOR PUD PHASE 1 OF RECORD IN PLAT IN 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.

Property commonly known as: 1821 Belle Arbor Drive, Nashville, TN 37207

THIS BEING THE SAME PROPERTY CONVEYED FROM PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LAIBILITY COMPANY TO PROGRESS RESIDENTIAL BORROWER 19, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON JUNE 1, 2022, AS INSTRUMENT NUMBER 20220601-0063165, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 **10/24/2025** (date of document).

Affiant Signature

10/24/2025

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this **24** day of **Oct.**, **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