Karen Johnson Davidson County
Batch# 719123 DEEDQC
09/17/2021 10:27:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210917-0125162

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

MAIL TAX STATEMENTS TO:
VM Pronto, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

QUITCLAIM DEED

THIS DEED, made to be effective as of the 3 day of September, 2021, is made and entered into by and between **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **VM Pronto, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Exhibit "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and all easements and/or restrictions of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 31 day of August, 2021.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Kelly Hallford
Its: Vice President – Title & Closing

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

I, the undersigned Notary Public of the County and State aforesaid, certify that Kelly Hallford personally came before me this day and acknowledged that he/she is the Vice President of Title & Closing of Main Street Renewal LLC, a limited liability company, who is the Authorized Signor for ARVM 5, LLC, a limited liability company, and that he/she, as Vice President of Title & Closing for the Authorized Signor, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this, the 31 day of August, 2021.

JACK ROBERT HALLFORD
Notary Public - Arizona
Maricopa County
Commission # 608191
My Comm. Expires Jul 16, 2025

_____
Official/Notarial Seal

_____
(Signature of Notary Public)

07/16/2025
~~04/30/2022~~ LES
My Commission Expires

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $* $295,000.00 <FS>, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

* $0.00

AFFIANT:

VM PRONTO, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Kelly Hallford
Its: Vice President – Title & Closing

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

Subscribed and sworn to before me on this 31 day of August, 2021, by Kelly Hallford, as Vice President of Title & Closing of Main Street Renewal LLC, the Authorized Signor of VM PRONTO, LLC.

JACK ROBERT HALLFORD
Notary Public - Arizona
Maricopa County
Commission # 608191
My Comm. Expires Jul 16, 2025

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

04/30/2022
My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 15 on the plan of SECTION 1, TOWNE VILLAGE OF THE COUNTRY, of record at Plat Book 5200, Pages 55-56, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 15 fronts 76.77 feet on the westerly margin of Towne Village Court and extends back 135.0 feet on the northerly line and 11.4 feet on the southerly line to a dead line in the rear measuring 69.09 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 06/07/2021 at Instrument No. 20210607-0075985, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	108 Towne Village Ct, Antioch, TN 37013
PARCEL ID:	150 11 0 015.00
TITLE FILE NO:	STRWD21-1TN0003

TRACT 2:

BEING Lot 237 on the plan of WINDSOR GREEN, PHASE 2, SEC. 1, of record at Plat Book 6250, Page 989, as corrected by Book 7205, Page 890, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 237 fronts 39 feet on the Northwesterly margin of Newcastle Court and extends back 89.97 feet on the Northeasterly line and 100.50 feet on the Southerly line to a broken line in the rear measuring 175.64 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 05/20/2019 at Instrument No. 20190520-0047188, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	114 Newcastle Ct, Goodlettsville, TN 37072
PARCEL ID:	026 07 0 159.00
TITLE FILE NO:	STRWD21-1TN0014

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 3:

BEING Lot 26 on the plan of SECTION 2, HOLT WOODS, of record at Plat Book 9700, Page 277, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 12/02/2015 at Instrument No. 20151202-0121514, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2880 Call Hill Rd, Nashville, TN 37211
PARCEL ID:	172 15 0A 102.00
TITLE FILE NO:	STRWD21-1TN0002

TRACT 4:

BEING Lot 8 on the plan of HARBOUR TOWN VILLAGE, SECTION 2, of record at Plat Book 4675, Pages 146 and 147, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 04/01/2014 at Instrument No. 20140401-0026891, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2916 HIGH RIGGER DR, NASHVILLE, TN 37217
PARCEL ID:	150 03 0 010.00
TITLE FILE NO:	STRWD21-1TN0013

TRACT 5:

BEING Lot 91 on the plan of VILLAGE BY THE CREEK, SECTION TWELVE, of record at Book 6900, Page 314, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/26/2021 at Instrument No. 20210326-0040357, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3516 Standing Stone Dr, Nashville, TN 37207
PARCEL ID:	050 06 0 056.00
TITLE FILE NO:	STRWD21-1TN0016

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 6:

BEING Lot 291 on the plan of PEPPERTREE FOREST, SECTION 13, of record at Book 8250, Page 119, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 07/29/2011 at Instrument No. 20110729-0058315, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	4936 PEPPERTREE DR, ANTIOCH, TN 37013
PARCEL ID:	165 14 0 135.00
TITLE FILE NO:	STRWD21-1TN0009

TRACT 7:

BEING Lot 26 on the plan of FIRST REVISION OF GREER MEADOWS AT CEDAR CREEK, RESIDENTIAL P.U.D., SECTION 3, PHASE 2, of record at Instrument No. 20040407-0039587, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 04/05/2011 at Instrument No. 20110405-0026375, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	654 Belgium Dr, Hermitage, TN 37076
PARCEL ID:	075 12 0A 178.00
TITLE FILE NO:	STRWD21-1TN0012

TRACT 8:

BEING Lot 126 on the plan of OLD HICKORY HILLS, PHASE 2, SECTION 1, of record at Instrument No. 20030623-0086188, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 06/03/2015 at Instrument No. 20150603-0051795, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	7481 Maggie Dr, Antioch, TN 37013
PARCEL ID:	182 06 0A 130.00
TITLE FILE NO:	STRWD21-1TN0011

Tennessee Certification of Electronic Document

I, Lloyd E Jones Jr., 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 9/3/2021 (date of document).

Affiant Signature

9/8/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 01/25/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Emily J McClellan, Notary Public
Allegheny County
My commission expires January 25, 2025
Commission number 1383559