Karen Johnson Davidson County
Batch# 719123 DEEDQC
09/17/2021 10:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210917-0125163

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 **EPH 2 ASSETS, 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:

EPH 2 ASSETS, 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 EPH 2 ASSETS, 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 * ~~$2,330,400.00~~ $0.00, 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 part of Lot 292 on the plan of NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS IN NASHVILLE TENNESSEE, of record at Plat Book 21, Page 105, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the Southwesterly margin of Delta Ave., at the common corner of Lots 292 and 294; thence with the line between said lots, South 42 degrees 38' 45" West 134.40 feet to the right of way of Interstate Highway I-265; thence with said right of way North 69 degrees 18' 48" West 53 feet, more or less, to a point in the line between Lots No. 290 and 292; thence with the line between said two lots Northeastwardly 155 feet, more or less, to the Southwesterly margin of said Delta Avenue; thence with the same Southeastwardly 50 feet to the beginning.

BEING the same property conveyed to Grantor by deed recorded 10/01/2002 at Instrument No. 20021001-0119258, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	1705 Delta Ave, Nashville, TN 37208
PARCEL ID:	081 12 0 045.00
TITLE FILE NO:	STRWD21-1TN0001

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