Karen Johnson Davidson County
Batch# 750354 DEEDQC
11/05/2021 01:24:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211105-0148371

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 20th day of October, 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, conveys, grants and quitclaims unto Grantee for no consideration, 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 attached hereto.

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]

EXECUTED by the undersigned this 14 day of October, 2021.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 14 day of October, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of ARVM 5, LLC, who ☐ is personally known to me, or ☒ has produced **TX Driver's License** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2025
Notary ID 131267092

Official/Notarial Seal

(Signature of Notary Public)

09/01/2025
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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

VM Pronto LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Subscribed and sworn to before me on this 14 day of October, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of VM Pronto LLC.

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2025
Notary ID 131267092

_____
Official/Notarial Seal

_____
(Signature of Notary Public)

09/01/2025
My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 79 on the plan of REVISED PLAN OF EAST LAKE SUBDIVISION, SECTION 2, of record in Plat Book 5200, Page 299, 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 ARVM 5, LLC by deed recorded 09/13/2021 in Instrument 20210913-0121937, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3113 E Lake Dr, Nashville, TN 37214
PARCEL ID:	108 08 0 116.00
TITLE FILE NO:	GSVMP21-1TN0009

TRACT 2:

BEING Lot 31 on the plan of PEPPERTREE FOREST, SECTION ONE (REVISED), of record in Plat Book 6900, Pages 973 through 975, inclusive, 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 ARVM 5, LLC by deed recorded 09/14/2021 in Instrument 20210914-0122761, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS:	4757 Greystone St, Antioch, TN 37013
PARCEL ID:	165 14 0 070.00
TITLE FILE NO:	GSVMP21-1TN0010

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 October 20, 2021 (date of document).

Affiant Signature

10-19-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19 day of October, 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

DAV