Karen Johnson Davidson County
Batch# 750354 DEEDQC
11/05/2021 01:24:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20211105-0148372

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 **Mesa Verde 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, 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:

Mesa Verde Assets, 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 Mesa Verde Assets, 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

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

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 131237092

Official/Notarial Seal

_____
(Signature of Notary Public)

09/01/2025
My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 2 and the easterly half of Lot 3 on the plan of BROADMOOR, BLOCK E, of record in Plat Book 547, Pages 161 and 162, 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 2 fronts 50 feet on the northerly side of Gwynn Drive and runs back between parallel lines, 150 feet to a dead line. Said part of Lot 3 fronts 25 feet on the northerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Mesa Verde Assets, LLC by deed recorded 09/15/2021 in Instrument 20210915-0123650, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS:	997 Gwynn Dr, Nashville, TN 37216
PARCEL ID:	061 07 0 112.00
TITLE FILE NO:	GSVMP21-1TN0019

TRACT 2:

BEING Lot 2 on the plan of SUBDIVISION OF THE BRADFORD & MCCLURE LANDS, NOT OF RECORD, BEING A SUBDIVISION OF LOTS 61, 62, AND 63 ON THE PLAN OF BROWNSVILLE, of record in Plat Book 21, Page 9, 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 Mesa Verde Assets, LLC by deed recorded 09/13/2021 in Instrument 20210913-0121879, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS:	1422 Riverside Dr, Nashville, TN 37206
PARCEL ID:	083 03 0 123.00
TITLE FILE NO:	GSVMP21-1TN0016

TRACT 3:

BEING Lot 15 on the plan of G.A. PICKUP'S ADDITION, of record in Plat Book 974, Page 43, 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 Mesa Verde Assets, LLC by deed recorded 09/09/2021 in Instrument 20210909-0121059, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2406 N 16th St, Nashville, TN 37206
PARCEL ID:	072 14 0 164.00
TITLE FILE NO:	GSVMP21-1TN0017

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

TRACT 4:

BEING Lot 179 on the plan of MAPLEWOOD HEIGHTS SUBDIVISION, of record in Plat Book 547, Pages 103 and 104, 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 Mesa Verde Assets, LLC by deed recorded 09/13/2021 in Instrument 20210913-0122472, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3843 Hutson Ave, Nashville, TN 37216
PARCEL ID: 061 10 0 029.00
TITLE FILE NO: GSVMP21-1TN0018

TRACT 5:

BEING Lot 11 on the plan of CRUTCHER BROTHER'S, of record in Plat Book 161, Page 158, 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 Mesa Verde Assets, LLC by deed recorded 10/13/2021 in Instrument 20211013-0137354, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1121 Meridian St, Nashville, TN 37207
PARCEL ID: 082 03 0 278.00
TITLE FILE NO: GSVMP21-1TN0002

TRACT 6:

BEING the northerly 46.5 feet of Lot 136 on the plan of BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT, of record in Plat Book 322, Page 40, 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 part of Lot 136 fronts 46.5 feet on the easterly side of Stockell Street and runs back between parallel lines with the southerly margin of Douglas Avenue, 170 feet to an alley.

BEING the same property conveyed to Mesa Verde Assets, LLC by deed recorded 09/17/2021 in Instrument 20210917-0125070, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1225 Stockell St, Nashville, TN 37207
PARCEL ID: 071 15 0 361.00
TITLE FILE NO: GSVMP21-1TN0003

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

TRACT 7:

BEING Lot 5A81 on the plan of GLENGARRY PARK, SECTION FIVE-A, of record in Plat Book 3300, Page 58, 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 Mesa Verde Assets, LLC by deed recorded 09/15/2021 in Instrument 20210915-0124024, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1416 Winthorne Dr, Nashville, TN 37217
PARCEL ID: 120 09 0 112.00
TITLE FILE NO: GSVMP21-1TN0004

TRACT 8:

BEING Lot 3 on the plan of PRICE SUBDIVISION, of record in Plat Book 2330, Page 46 and Plat at Instrument 20040629-0076757, 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 Mesa Verde Assets, LLC by deed recorded 09/15/2021 in Instrument 20210915-0123651, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 2605 Woodberry Dr, Nashville, TN 37214
PARCEL ID: 095 08 0 244.00
TITLE FILE NO: GSVMP21-1TN0005

TRACT 9:

BEING Lot 9 on the plan of HILLSBORO CIRCLE, A RESUBDIVISION OF CAMPBELL'S SHARONDALE PLAN, of record in Plat Book 1130, Page 15, 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 9 fronts 101.9 feet on the southerly margin of Sharondale Court, and runs back between lines measuring 150.0 feet on the westerly line and 192.0 feet on the easterly line to a point, said Lot 9 being triangular in shape.

BEING the same property conveyed to Mesa Verde Assets, LLC by deed recorded 09/13/2021 in Instrument 20210913-0122389, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 2711 Sharondale Ct, Nashville, TN 37215
PARCEL ID: 117 03 0 083.00
TITLE FILE NO: GSVMP21-1TN0006

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

TRACT 10:

BEING Lot 65 on the plan of HILLHURST ACRES, SECTION 2, of record in Plat Book 2331, Page 70, 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 Mesa Verde Assets, LLC by deed recorded 09/30/2021 in Instrument 20210930-0131446, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 2929 Stanwyck Dr, Nashville, TN 37207
PARCEL ID: 060 07 0 069.00
TITLE FILE NO: GSVMP21-1TN0007

TRACT 11:

BEING Lot 8 on the plan of OAKLAND ACRES, SECTION 1, of record in Plat Book 1424, Page 53, 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 Mesa Verde Assets, LLC by deed recorded 08/16/2021 in Instrument 20210816-0110265, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 307 W Due West, Madison, TN 37115
PARCEL ID: 051 07 0 083.00
TITLE FILE NO: GSVMP21-1TN0008

TRACT 12:

BEING Lot 26 on the plan of LINDELL HEIGHTS, of record in Plat Book 1835, Page 14, 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 Mesa Verde Assets, LLC by deed recorded 09/17/2021 in Instrument 20210917-0125230, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4813 Lindell St, Nashville, TN 37216
PARCEL ID: 061 03 0 105.00
TITLE FILE NO: GSVMP21-1TN0011

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

TRACT 13:

BEING Lot 602 on the plan of WHISPERING HILLS, SECTION THREE, of record in Plat Book 2330, Page 169, 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 Mesa Verde Assets, LLC by deed recorded 09/14/2021 in Instrument 20210914-0123223, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 5005 Millerwood Dr, Nashville, TN 37211
PARCEL ID: 147 15 0 097.00
TITLE FILE NO: GSVMP21-1TN0012

TRACT 14:

BEING Lot 33 on the plan of MCMURRAY WOODS ADDITION, SECTION ONE, of record in Plat Book 4675, Pages 6 and 7, 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 Mesa Verde Assets, LLC by deed recorded 09/09/2021 in Instrument 20210909-0121020, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 509 Hilson Ct, Nashville, TN 37211
PARCEL ID: 161 07 0 111.00
TITLE FILE NO: GSVMP21-1TN0013

TRACT 15:

BEING Lot 462 on the plan of WHISPERING HILLS, SECTION II-C, of record in Plat Book 2663, Pages 66 and 67, 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 Mesa Verde Assets, LLC by deed recorded 09/14/2021 in Instrument 20210914-0122823, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS: 533 Northcrest Dr, Nashville, TN 37211
PARCEL ID: 147 11 0 093.00
TITLE FILE NO: GSVMP21-1TN0014

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

TRACT 16:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Greerland Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Greerland Townhomes, a Horizontal Property Regime, of record in Instrument Number 20060914-0114202, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed to Mesa Verde Assets, LLC by deed recorded 09/17/2021 in Instrument 20210917-0125080, in the Office of the Probate Judge of Davidson County, Tennessee.

COMMONLY KNOWN AS:	979 Greerland Dr, Nashville, TN 37204
PARCEL ID:	132 01 0D 001.00
TITLE FILE NO:	GSVMP21-1TN0015

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

10-19-21
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

DAN 2