Karen Johnson Davidson County
Batch# 755119 DEEDWARRSP
11/15/2021 02:31:30 PM 8 pgs
Fees: $43.00 Taxes: $4,628.19
20211115-0151838

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:
SRAM Pack I-C, L.L.C.
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 3rd day of November, 2021, is made and entered into by and between **VM Pronto, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **SRAM Pack I-C, L.L.C.**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, 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 the Permitted Exceptions identified on Exhibit "B" 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.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 22nd day of October, 2021.

GRANTOR:

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 §

The foregoing instrument was acknowledged before me this 22nd day of October, 2021, by Kelly Hallford, as Vice President - Title & Closing of Main Street Renewal LLC, the Authorized Signor of VM Pronto, LLC, who ☑ is personally known to me, or ☐ has produced _____ 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.

HEDY NELSON
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 30, 2022

_____
Official/Notarial Seal

_____
Notary Public

My Commission Expires: **04/30/2022**

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 $1,250,860.95, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

SRAM Pack I-C, L.L.C.

By: Lloyd E. Jones Jr.

Its: Agent

STATE OF Pennsylvania §
§
COUNTY OF Allegheny §

The foregoing instrument was acknowledged before me this 3rd day of November, 2021, by Lloyd E Jones JR, as Agent of SRAM Pack I-C, L.L.C., who ☑ is personally known to me, or ☐ has produced _____ 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.

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

(Signature of Notary Public)

Official/Notarial Seal

APRIL 2, 2025

My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

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 coveyed to grantor by Quitclaim Deed recorded on 9/17/2021 in Instrument number 20210917-0125162

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

TRACT 2:

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 coveyed to grantor by Quitclaim Deed recorded on 9/17/2021 in Instrument number 20210917-0125162

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

TRACT 3:

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 coveyed to grantor by Quitclaim Deed recorded on 9/17/2021 in Instrument number 20210917-0125162

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

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (2880 CALL HILL RD, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 277 and Plat Book 7900, Page 668, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at 9570, Page 22; 10256, Page 504; Book 9570, Page 5; Book 9570, Page 13 and Instrument No(s). 20190624-0060843 and 20020807-0095356, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 10316, Page 585, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (654 BELGIUM DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20040407-0039587, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 8414, Page 69; Book 10802, Page 402 and Instrument No(s). 20020606-0069062 and 20070307-0028313, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded Book 6513, Page 857; Book 7037, Page 853; Book 7760, Page 778; Book 7760, Page 784; Book 11497, Page 595 and Book 5609, Page 636, in the Register's Office of Davidson County, Tennessee.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20001205-0119474, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 3 (7481 MAGGIE DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Instrument No(s). 20030623-0086188, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20020116-0006750, 20101116-0091730, 20020123-0009417 and 20081219-0121385, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20001030-0107214 and 20020123-0009339, in the Register's Office of Davidson County, Tennessee.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20010306-0021333 and 20030226-0025749, in the Register's Office of Davidson County, Tennessee.

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 November 3, 2021 (date of document).

Affiant Signature

11-02-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 2ND day of NOVEMBER, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/2/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157