Karen Johnson Davidson County
Batch# 773159 DEEDWARRSP
12/13/2021 02:07:30 PM 7 pgs
Fees: $38.00 Taxes: $2,788.67
20211213-0164822

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 8th day of December, 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 6th day of December, 2021.

GRANTOR:

VM Pronto, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____

Name: Michelle Giegling

Title: Authorized Signer

STATE OF VIRGINIA §
§
COUNTY OF CHESTERFIELD §

The foregoing instrument was acknowledged before me this 6th day of December, 2021, by Michelle Giegling, as Authorized Signer 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.

CHELSEY B KIDD
NOTARY PUBLIC
REG. #7674012
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

03/31/2024
_____
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 $753,695.56, 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: _____

Name: Lloyd E. Jones Jr.

Title: Agent

STATE OF PENNSYLVANIA §
§
COUNTY OF ALLEGHENY §

Subscribed and sworn to before me on this 8 day of December, 2021, by LLOYD E JONES JR as AGENT of _____, the Authorized Signor of SRAM Pack I-C, L.L.C.

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

Official/Notarial Seal

_____
(Signature of Notary Public)

APRIL 2 2025
My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 15 on the plan of TOWNE VILLAGE OF THE COUNTRY, SECTION 1, 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 09/17/2021 as Instrument No. 20210917-0125162, Davidson County Register's Office.

COMMONLY KNOWN AS:	108 Towne Village Ct, Antioch, TN 37013
PARCEL ID:	150 11 0 015.00
TITLE FILE NO:	STWD21-2TN0001

TRACT 2:

BEING Lot 91 on the plan of VILLAGE BY THE CREEK, SECTION 12, 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 09/17/2021 as Instrument No. 20210917-0125162, Davidson County Register's Office.

COMMONLY KNOWN AS:	3516 Standing Stone Dr, Nashville, TN 37207
PARCEL ID:	050 06 0 056.00
TITLE FILE NO:	STWD21-2TN0003

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (108 TOWNE VILLAGE CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Pages 55-56.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5289, Page 687.

AS TO TRACT 2 (3516 STANDING STONE DR, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 6900, Page 314.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7251, Page 248 and Book 9288, Page 559.

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 December 8, 2021 (date of document).

Affiant Signature

12 / 8 / 2021
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: April 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

D