Karen Johnson Davidson County
Batch# 780914 DEEDWARR
12/29/2021 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $880.60
20211229-0170923

Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

WARRANTY DEED

Effective as of **21st day of December, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Chan McCullough** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **VM PRONTO, LLC, a Delaware Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lots No. 6 & 7 on the plan of Hermitage Estates, Section 5, of record in Book 4175, page 67 Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Chan McCullough by Quitclaim Deed from James R. Yates and wife, Carolyn H. Yates, of record in Instrument No. 20100415-0028552, dated April 15, 2010 and recorded on April 15, 2010.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 20th day of December, 2021

GRANTORS:

Chan McCullough

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ WILLIAMSON

On this 20th day of December 2021, before me personally appeared Chan McCullough to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2021.

KATHRYN H. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 8-10-25

New Owner Name and Address to: VM PRONTO, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4279 Sweden Drive Hermitage, TN 37076 Mail tax bills to: VM PRONTO, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 075 06 0 131.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 238,000.00 AFFIANT Subscribed and sworn to before me this 21 day of December, 2021 NOTARY PUBLIC Commission expires: 6/2/25

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

Tennessee Certification of Electronic Document

I, John Zelicka, 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 21, 2021 (date of document).

Affiant Signature

12/22/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22nd day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

