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

Karen Johnson Davidson County
Batch# 785056 DEEDWARR
01/05/2022 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20220105-0002175

WARRANTY DEED

Effective as of **28th 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, **Martha Lowe, a single woman** 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 Lot No. 34, on the plan of Section One Charleston Square Subd., of record in Book 4860, Pages 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to William O. Lowe and wife, Martha H. Lowe, by Warranty Deed from Edwin K. Spain and wife, Vonda Spain, of record in Book 8413, Page 190, in the Register's Office of Davidson County, Tennessee, dated July 31, 1991 and recorded on August 5, 1991. Said William O. Lowe since died on February 09, 2003.

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 **2022 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 28th day of December, 2021

GRANTORS:

Martha Lowe

Martha Lowe

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of December, 2021, before me personally appeared Martha Lowe, 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 28th day of December, 2021.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Graves

Notary Signature
My commission expires: 8.20.24

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: 603 Lucien Drive Goodlettsville, TN 37072 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: 018 07 0 098.00	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 $ 314,000.00 Cassidy Sue AFFIANT Subscribed and sworn to before me this 30 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 Zelinka, 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 28, 2021 (date of document).

Affiant Signature

12/30/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30th day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

