Karen Johnson Davidson County
Batch# 787010 DEEDWARR
01/11/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20220111-0003265

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $156,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/27/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/2/25

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-5057

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
VM Pronto	VM PRONTO, LLC, a Delaware Limited Liability Company	174-01-0A-213.00
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
Austin, TX 78746 Phone: (512) 851-8911	Austin, TX 78746	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Goma Bista and Bir Bista, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VM PRONTO, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Rivendell Woods, Phase 5 of record in Plat at Instrument No. 20170523-0051055, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Goma Bista, a married woman by Warranty deed from Ole South Properties Inc., a Tennessee Corporation of record in Instrument No. 20171102-0112385 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 02, 2017. (Value of consideration shown in aforementioned deed $180,540.00.) Being also known as 1305 Bombadil Lane Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1305 Bombadil Lane Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand on December 27, 2021.

Goma Bista

Bir Bista

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Goma Bista and Bir Bista, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 27, 2021.

Notary Public

LAUREN BRENEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2021-5057

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 27, 2021 (date of document).

Affiant Signature

1/4/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 4th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

