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# 789976 DEEDWARR
01/13/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.33
20220113-0005274

WARRANTY DEED

Effective as of **5th day of January, 2022,** 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, **Mary E. Hamilton, a married 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. 3 of the Dr. Z.C. Gammel's Subdivision of a Part of D.C. Buell's Tract located at the Northeast corner of Antioch Pike and Avenel Avenue, according to plan of record in Book 2083, page 73, Register's Office of Davidson County, Tennessee, more particularly described, as follows:

Lot No. 3 fronts 68.8 feet along the Northerly side of Old Antioch Pike and runs back between lines 169.3 feet on the Easterly side and 169.5 feet on the Westerly side to a dead line in the rear and measures 68.8 feet on said dead line.

Being the same property conveyed to C. D. Adams and wife, Peggy L. Adams, by Warranty Deed from Lewis E. Gaines and Joe Gaines, dated May 31, 1954, recorded June 04, 1954, of record in Book 2280, Page 440, in the Register's Office for Davidson County, Tennessee. Peggy L. Adams having since died and the property was vested to C.D. Adams as her surviving tenant. The said C.D. Adams died testate on March 16, 1993. The subject property was vested to Mary Ellen Hamilton by Last Will and Testament from C. D. Adams, dated August 15, 1986, recorded February 07, 1994, of record in Book 9242, page 783.

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~~ Rutherford County, State of Tennessee on this the 4 day of January, 2022

GRANTORS:

Mary E. Hamilton
Mary E. Hamilton

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Rutherford

On this 4 day of January, 2022, before me personally appeared Mary E. Hamilton, 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 4 day of January, 2022.

Frank Wilson
Notary Signature
My commission expires: 08/19/2024

FRANK WILSON NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

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: 184 Antioch Pike Nashville, TN 37211 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: 133-02-0-201	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 340,900.00 Mary E. Hamilton AFFIANT Subscribed and sworn to before me this 4 day of January, 2022 Frank Wilson NOTARY PUBLIC Commission expires: 08/19/2024

FRANK WILSON NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 January 5, 2022 (date of document).

Affiant Signature

1/7/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 7th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

