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# 790231 DEEDWARR
01/14/2022 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20220114-0005591

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, **On Yoeun and Theak Sour, a married couple** 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. 46 on the Plan of Section I, Henderson Gardens, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Yoeun On and wife, Theak Sour, by Deed from William E. Binkley, married, of record in Book 8997, Page 88, in the Register's Office for Davidson County, Tennessee, dated June 23, 1993 and recorded on June 29, 1993.

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 5th day of January, 2022

GRANTORS:

On Yoeun

On Yoeun

Theak Sour

Theak Sour

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of January, 2022, before me personally appeared On Yoeun and Theak Sour, 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 5th day of January, 2022.

Latteria Byars

Notary Signature
My commission expires:
My Commission Expires
January 6, 2025

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: 1810 Willow Springs Drive Nashville, TN 37216 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: 073 09 0 139.00	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 390,000.00 AFFIANT Subscribed and sworn to before me this 5th day of January, 2022. NOTARY PUBLIC Commission expires: My Commission Expires January 6, 2025

LATTERIA R. BYARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

See attached

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the _____ day of January, 2022

GRANTORS:

_____

On Yoeun

_____

Theak Sour

STATE OF TENNESSEE
COUNTY OF SHELBY

On this _____ day of _____, 2022, before me personally appeared On Yoeun and Theak Sour, 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 _____ day of _____, 2022.

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: 1810 Willow Springs Drive Nashville, TN 37216 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: 073 09 0 139.00	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 390,000.00 AFFIANT Subscribed and sworn to before me this 6 day of January, 2022 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, R Alan Alrabsuek, 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

1/10/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10th day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

