Prepared by: Law Office of Oscar L. Malone III, P.C.
1322 Hardwood Trail, STE 107, Cordova, TN 38016

Karen Johnson Davidson County
Batch# 793757 DEEDWARR
01/21/2022 09:55:39 AM 2 pgs
Fees: $13.00 Taxes: $1,161.80
20220121-0007986

Warranty Deed

THIS INDENTURE, made and entered into this 12th day of January, 2022, by and between **Maverick Rose, LLC, a Tennessee limited liability company,** party of the first part, and **VM Pronto, LLC, a Delaware limited liability company**, party of the second part.

WITNESSETH: that for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 345 on the Plan of Miro Meadows, 2nd Addition, of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee, which reference is made hereto for a more complete description of said property.

Being the same property conveyed to the grantor herein by Warranty Deed of record in Instrument No. 20220121-0007985, recorded simultaneously herewith, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and/or assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

2022 Davidson County property taxes, not yet due and payable, and which the party of the second part hereby assumes; any and all subdivision restrictions, covenants, building lines and easements of record in Book 1424, Page 112, all in the Register's Office of Davidson County, Tennessee.

And that the title and quiet possession thereto, it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid and other good and valuable considerations, which the receipt of is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signatures of the said party of the first part the day and year first above written.

Maverick Rose, LLC

BY: _____, member
Zach McKinney, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, duly commissioned and qualified, personally appeared **Zach McKinney**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Managing Member** and the authorized signatory of **Maverick Rose, LLC**, and as the **Managing Member**, he executed the foregoing instrument for the purposes therein contained, by signing the name of **Maverick Rose, LLC**, as its **Managing Member** and authorized signatory.

Witness my hand and seal, this the 12th day of January, 2022.

Notary Public

My Commission Expires: 7/12/25

Rhoda G. Jameson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$314,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of January, 2022.

Notary Public

My Commission Expires:

OSCAR L MALONE III
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-27-2022

*****SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY******

PROPERTY ADDRESS:	878 Kipling DR, Nashville, TN 37217
OWNER NAME & ADDRESS:	VM Pronto, LLC, a Delaware limited liability company 5001 Plaza on the Lake Suite 200 Austin, TX 78746
PARCEL NO.:	00-107-13-7.00-R-000
MAIL TAX NOTICES TO:	VM Pronto, LLC, a Delaware limited liability company 5001 Plaza on the Lake Suite 200 Austin, TX 78746