Karen Johnson Davidson County
Batch# 796556 DEEDWARR
01/28/2022 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,494.80
20220128-0010306

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

WARRANTY DEED

Effective as of **30th 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, **Dev Subba and Ash Maya Rai, 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. 210 on the Plan of Rivendell Woods, Phase 4, of record in Plat at Instrument No. 20150724-0072969, 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 Dev Subba f/k/a Buddha Subba, a married man, by Quitclaim Deed from Suk Subba, of record in Instrument No. 20210115-0007370, in the Register's Office of Davidson County, Tennessee, dated January 11, 2021 and recorded on January 15, 2021.

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 17th day of December, 2021 2022 ad

GRANTORS:

Dev Subba

~~Ash Maya Rai~~

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 17th day of January, 2021, before me personally appeared Dev Subba ~~and Ash Maya Rai~~, 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 17th day of January, 2021.

Notary Signature
My commission expires: Nov 23, 2025

Adam Sharp
Notary Public State at Large
Kentucky ID# KYNP37804
Commission Expires November 23, 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: 6166 Old Forest Road Antioch, TN 37013 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: 174 01 0A 210.00	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 $ 404,000.00 AFFIANT Dev Subba Subscribed and sworn to before me this 17th day of December, 2021 2022 ad NOTARY PUBLIC Commission expires: Nov 23, 2025 Adam Sharp Notary Public State at Large Kentucky ID# KYNP37804 Commission Expires November 23, 2025

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 17th day of December, 2021
JAN 2
GRANTORS:

Dev Subba

Ash Maya Rai

STATE OF TENNESSEE
COUNTY OF SHELBY Davidson

On this 17th day of JAN 3, 2021, before me personally appeared Dev Subba and Ash Maya Rai, 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 17th day of JAN 2, 2021.

KEVIN D. SYKES JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Notary Signature
My commission expires: 7-7-2025

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: 6166 Old Forest Road Antioch, TN 37013 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: 174 01 0A 210.00	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 $ 404,000.00 AFFIANT Subscribed and sworn to before me this 17th day of December, 2021 JAN 2 NOTARY PUBLIC Commission expires: 7/7/2025

KEVIN D. SYKES JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

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 December 30, 2021 (date of document).

Affiant Signature

1/19/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 19th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

