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# 797397 DEEDWARR
01/31/2022 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $946.83
20220131-0010990

WARRANTY DEED

Effective as of **19th 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, **Sekvan Benjamin Mohammed, a single man** 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 the East 1 foot of Lot No. 35 and the West 40 feet of Lot No. 36 on the Map of John Langham's Lots in Northwest Nashville, of record in Book 57, Page 91, Register's Office for said County.

According to a survey made by Norris H. Hickerson, Surveyor, April 18, 1949, said parts of said lots adjoin and front together 41 feet on the Northerly side of Herman Street and run back between lines, 160.3 feet on the Westerly line and 160.3 feet on the Easterly line, to an alley on which they measure 41 feet.

Being the same property conveyed to Sekvan Benjamin Mohammed by Warranty Deed from Orsbey Larkins and Lovey Delorse Pride and Orsbey Lamont Tate and Derrica M. Christman and Andra Terral Christman and Samuelrita Selitta Larkins of record in Instrument No. 20210923-0128245, in the Register's Office of Davidson County, Tennessee, dated September 21, 2021 and recorded on September 23, 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 18 day of January, 2022

GRANTORS:

Sekvan Benjamin Mohammed

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18 day of Jan, 2022, before me personally appeared Sekvan Benjamin Mohammed, 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 18 day of Jan 2022.

SHAKIRA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: 6/25/22

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: 2116 Herman Street Nashville, TN 37208 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: 092 07 0 094.00	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 $ 255,900.00 AFFIANT Subscribed and sworn to before me this 19th day of January, 2022 NOTARY PUBLIC Commission expires: 8/3/2025

MEGHAN FERNALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: AUGUST 3, 2025

Tennessee Certification of Electronic Document

I, John Zelinka, 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 19, 2022 (date of document).

Affiant Signature

1/20/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 20th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

