Karen Johnson Davidson County
Batch# 800928 DEEDWARR
02/07/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220207-0013697

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 **25th 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, **John F. Sorey, IV, ~~a married 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 Lot No. 239 on the Plan of Hickory Bend, Section 4, of record in Book 4175, Pages 34 and 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John F. Sorey IV, by Warranty Deed from Metropolitan Nashville Airport Authority, of record in Book 9389, Page 20, in the Register's Office of Davidson County, Tennessee, dated June 13, 1994 and recorded on June 27, 1994. See also Report of Sale in Instrument No. 20161024-0112142 and Amended Report of Sale in Instrument No. 20170807-0080366.

The Grantor certifies that the herein property is strictly investment property and does not constitute as his martial homestead.

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 25 day of January, 2022

GRANTORS:

John F. Sorey, IV

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25 day of Jan, 2022, before me personally appeared John F. Sorey, IV, 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 25 day of Jan, 2022.

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

Notary Signature
My commission expires: 6/2/25

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: 3109 Jonesboro Drive Nashville, TN 37214 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: 096 14 0 278.00	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 $ 305,000.00 AFFIANT Subscribed and sworn to before me this 25 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, 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 25, 2022 (date of document).

Affiant Signature

1/26/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 26th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY