Karen Johnson Davidson County
Batch# 801010 DEEDWARR
02/07/2022 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20220207-0013799

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216397

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$385,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 12th day of January, 2022

Notary Public
My Commission Expires: 3-3-25

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 12th day of January, 2022, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

VM PRONTO, LLC

a Delaware limited liability company, its successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 76 on the Plan of Section II, Donelson Meadow, of record in Book 2133, page 100 and 101, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

INCLUDED in the above description but EXCLUDED from this conveyance is portion of tract described according to a survey known as State of Tennessee Project 19076-2306-04, Briley Parkway
Beginning at the rear corner of Lot No. 76 and 77 as shown on said plan; thence South 32 degrees 43' 32" West 61.9 feet along the lot line between Lot No. 76 and 77 to a point on the west margin of Briley Parkway; thence South 50 degrees 43' 19" East 63.3 feet along the west margin of Briley Parkway to a point; thence South 41 degrees 23' 30" East 97.5 feet along the west margin of Briley Parkway to a point on the line between Lot Nos. 75 and 76; thence North 55 degrees 15' 43" East 230.2 feet along the lot line between Lot Nos. 75 and 76 to a point at the rear corner of said Lots; thence North 82 degrees 22' 38" West 270.1 feet along the rear line of Lot No. 76 to the point of beginning.

BEING the same property conveyed to Karla Stafford and husband, Joshua Stafford by Warranty Deed from Richard E. Hildebrand, Jr and wife, Rita S. Hildebrand dated February 15, 2013 and filed of record in Instrument No. 20130220-0016829, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Karla Stafford and husband, Joshua Stafford dated January 12, 2022 and filed of record in instrument number 20220119-0007326, Register's Office for Davidson County, Tennessee, on January 19, 2022

Being also known as 2132 Brookview Dr, Nashville, TN 37214

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Mat Farmer, It's General Manager

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***General Manager*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***General Manager*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***General Manager***.

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

_____
Notary Public
My Commission Expires: 3.7.23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: VM Pronto, LLC
Address: 2132 Brookview Drive
City, State, Zip: Nashville TN 37214

Responsible Party For Taxes:

Name: VM Pronto, LLC
Address: 5001 Plaza on the Lake
City, State, Zip: Austin Tx 78746

Tax ID: 084-10-0-078.00

Certificate of Authenticity

I, **Nick Harris**, 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 1/12/2022.

Affiant Signature

1/12/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of January, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY