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# 802778 DEEDWARR
02/09/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,274.47
20220209-0014998

WARRANTY DEED

Effective as of **27th 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, **Timica Hancock N/K/A Tamica Glenn, an unmarried woman** 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. 17 on the plan of Covington Place, as of record in Plat Book 9700, Page 552, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joel E. Hancock, II and wife, Timica L. Hancock, by Warranty Deed from Volunteer Investments, Inc., of record in Book 11550, Page 27, in the Register's Office of Davidson County, Tennessee, dated May 10, 1999 and recorded on June 30, 1999. See Final Decree of Divorce recorded in Instrument No. 20170810-0082063, in the Register's Office of Davidson County, Tennessee (also see Divorce at Case No. 12D-868).

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:

Timica Hancock, N/K/A Tamica Glenn

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of January, 2022, before me personally appeared Timica Hancock, N/K/A Tamica Glenn 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 25th day of January, 2022.

KEVIN ZIEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: My Commission Expires March 19, 2023

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: 512 Rothwood Avenue Nashville, TN 37115 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: 052 01 0B 017.00	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 $344,450.00 AFFIANT Subscribed and sworn to before me this 26 day of January, 2022 NOTARY PUBLIC Commission expires: 6/2/25

ARAN 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 27, 2022 (date of document).

Affiant Signature

1/28/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28th day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

