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# 803194 DEEDWARR
02/10/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220210-0015544

WARRANTY DEED

Effective as of **28th 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, **Troy Williams and Melony Williams, husband and wife** 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. 28 on the Plan of Section One, Parkwood Estates, of record in Book 2900, Page 119 and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 77.5 feet on the Northerly Margin of Richmond Hill Drive, running Back between lines measuring 138.6 feet on the Easterly side and 137.9 feet on the Westerly side to a dead line in the rear, on which it measures 77.53 feet.

Being the same property conveyed to Troy Williams and Melony Elam, by Quitclaim Deed from Troy Williams, of record in Instrument No. 20050317-0029469, in the Register's Office of Davidson County, Tennessee, dated February 24, 2005 and recorded on March 17, 2005.

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 28 day of January, 2022

GRANTORS:

Troy Williams

Troy Williams

Melony Williams

Melony Williams

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

On this 28 **day of** January, **2022, before me personally appeared Troy Williams and Melony Williams, 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 28 **day of** January, **2022.**

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandy Balent

Notary Signature
My commission expires: 10.2.23

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: 3122 Richmond Hill Drive Nashville, TN 37207 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: 060 02 0 036.00	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 $ 275,000.00 AFFIANT Subscribed and sworn to before me this 31 day of January, 2022 NOTARY PUBLIC Commission expires: 10/2/25

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 28, 2022 (date of document).

Affiant Signature

1/31/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 31st day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

