Karen Johnson Davidson County
Batch# 808724 DEEDWARR
02/18/2022 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220218-0019532

Name and Address of New Owner:
VM PRONTO, LLC, a Delaware Limited Liability Company
5001 Plaza On The Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

Send Tax Bills To:
VM PRONTO, LLC, a Delaware Limited Liability Company
5001 Plaza On The Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081 06 0 350.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles R. Vinal and wife, Jacquelyn Vinal**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **VM PRONTO, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being parts of Lots No. 3 and 4 in the Subdivision of Wesley Hyde Property, as of record in Minute Book 66, Page 15, of the Chancery Court for Davidson County, Tennessee, described according to a copy of survey thereof made by John M. Sullivan, dated October 9, 1948, as follows:

Beginning at a point in the Easterly margin of 24th Avenue North at the intersection of Lacy Street, as shown on said survey; thence along the Easterly margin of said Avenue, Northerly 53 feet; thence Easterly 150 feet; thence Southerly 53 feet to the North margin of Lacy Street; thence Westerly along the North margin of Lacy Street, 150 feet to the beginning.

Being the same property conveyed to Charles R. Vinal and wife, Jacquelyn Vinal, by Warranty Deed from Dale Anesi and Marian Anesi, husband and wife, of record in Instrument No.

20160912-0095904, in the Register's Office of Davidson County, Tennessee, dated September 6, 2016 and recorded on September 12, 2016.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3 day of February, 2022.

_____(SEAL)
Charles R. Vinal

_____(SEAL)
Jacquelyn Vinal

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3 day of February, 2022, before me personally appeared Charles R Vinal and Jacquelyn Vinal, 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 3 day of February, 2022.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2 day of February, 2022.

Notary Public
My commission expires:
File No. 2022-4097-JT

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-1-2023

Tennessee Certification of Electronic Document

I, Richard Alzobaidi, 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 February 3, 2022 (date of document).

Affiant Signature

2/9/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 9th day of February, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

