Prepared by and return to:
Stevie Friesth
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 812838 DEEDWARR
03/01/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20220301-0022934

WARRANTY DEED

Effective as of **14th day of February, 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, **Douglas Settles, Sr., a single 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. 49 on the plan of Charleston Square Subdivision, Section Three, which is of record in Plat Book 6250, Page 435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Douglas E. Settles, Sr., by Quitclaim Deed from Douglas E. Settles, Jr. and Douglas E. Settles, Sr., of record in Instrument No. 20150320-0024138, in the Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 20, 2015.

Being the same property conveyed to Douglas E. Settles, Jr., by Quitclaim Deed from Douglas E. Settles, Sr., a single man, of record in Instrument No. 20100727-0058837, in the Register's Office for Davidson County, Tennessee, dated July 27, 2010 and recorded on July 27, 2010.

Being the same property conveyed to Douglas E. Settles, Sr., by Quitclaim Deed from Eva L. Settles, of record in Instrument No. 20080421-0040441, in the Register's Office for Davidson County, Tennessee, dated February 14, 2008 and recorded on April 21, 2008.

Being the same property conveyed to Douglas E. Settles and Eva L. Settles, husband and wife, by Warranty Deed from Alfred J. Mason and Cheryl W. Mason, of record in Book 10241, Page 176, in the Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded on October 30, 1996.

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 gende**WITNESS** the Grantor's hand in **Davidson** County, State of Tennessee on this the 11 day of February, 2022

GRANTORS:

Douglas Settles, Sr.

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Sumner

On this 11 day of February, 2022, before me personally appeared Douglas Settles, Sr., 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 11 day of February, 2022.

Notary Signature
My commission expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 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: 105 Mystic Hill Court Goodlettsville, TN 37072 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: 018 07 0 137.00	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 374,900.00 AFFIANT Subscribed and sworn to before me this 11 day of February, 2022 NOTARY PUBLIC My Commission expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

Tennessee Certification of Electronic Document

I, Sara Zelinke, 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 14, 2022 (date of document).

Affiant Signature

2/17/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 17th day of February, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

