Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

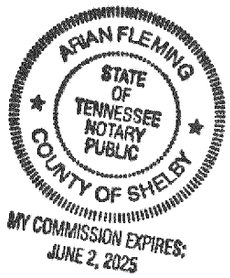
File Number: 22010069

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $304,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2022.

Notary Public
My Commission Expires:



Karen Johnson Davidson County
Batch# 812943 DEEDWARR
03/01/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20220301-0023072

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
VM Pronto, LLC a Delaware Limited Liability Company	VM Pronto, LLC a Delaware Limited Liability Company	163 01 0 073.00
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
Austin, TX 78746 Phone: (512) 851-8911	Austin, TX 78746 Phone: (512) 851-8911	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Avril Munoz, a married woman**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **VM Pronto, LLC a Delaware Limited Liability Company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 23 on the Plan of Section Two Antioch Woods of record in Plat Book 9700, Page 799, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Avril Munoz, single woman, by Warranty Deed from William M. Green and wife, Nancy M. Green, of record in Instrument Number 20150715-0068774, in the Register's Office of Davidson County, Tennessee, dated July 10, 2015 and record on July 15, 2015.

Robbie P. Phillips, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 121 Antioch Woods Way, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

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 my hand this 14th day of February, 2022.

Avril Munoz

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Avril Munoz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 14th day of February, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

WITNESS my hand this 14th day of February, 2022.

Robbie P. Phillips

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robbie P. Phillips with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 14th day of February, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

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

