Karen Johnson Davidson County
Batch# 818150 DEEDWARR
03/09/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220309-0027007

WARRANTY DEED

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Feb, 2022

Notary Public

MY COMMISSION EXPIRES: 6/2/25

(AFFIX SEAL)

MST 2021-1854

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VM PRONTO, LLC A DELAWARE LIMITED LIABILITY COMPANY	VM PRONTO, LLC A DELAWARE LIMITED LIABILITY COMPANY	063 16 0B 133.00
(NAME)	(NAME)	
1469 Aaronwood Drive	5001 Plaza On The Lake, #200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Darryl Rogan, unmarried and Lilzaya Rogan, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VM PRONTO, LLC, a DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page 405, amended in Book 6900, Pages 550, 551 and 552, and Certificate of Correction in Book 7462, Page 445, and Book 8110, Page 401, and amended to change name of record in Book 8181, Page 112, said Register's Office.

Said Lot No. 215 fronts 52.00 feet on the Westerly margin of Aaronwood Drive and extends back 140.00 feet on the Northerly line and 147.07 feet to the Southerly line to a dead line in the rear, measuring 75.22 feet thereon.

Being the same property conveyed to Darryl Rogan and spouse, Lilzaya Rogan by Warranty deed from Roberto A. Ortiz and spouse, Louise A. Ortiz of record in Book 11139, page 1, Register's Office for Davidson County, Tennessee, dated August 28, 1998 and recorded on October 02, 1998.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the PUD Plan of record in Plat Book 6900, Page 405, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 550 through 552, inclusive, as corrected in Book 7462, Page 445, and as amended in Book 8110, Page 401 and Book 8181, Page 112, Register's Office for Davidson

County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7351, Page 852 amended in Book 7451, page 739, Book 7462, page 445 and Book 8336, page 393, Register's Office for Davidson County, Tennessee. Charter of Hampton Park Homeowner's Association of record in Book 8517, Page 762 and amended in Book 8833, page 216, in the Register's Office for Davidson County, Tennessee. Charter of Chitwood Homeowner's Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11030, Page 785; Book 11030, page 740; Book 11030, page 737, Book 8657, page 179 and Book 11030, page 743, in the Register's Office for Davidson County, Tennessee. Easement(s) to United States of America of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee. Easement(s) of record in Book 7489, Page 515; Book 8951, page 797; Book 7460, page 930; Book 8739, page 991 and Book 8007, page 235, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1469 Aaronwood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 17 DAY OF FEBRUARY, 2022.

Darryl Rogan

Lilzaya Rogan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Darryl Rogan and Lilzaya Rogan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of February, 2022.

Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024
(SEAL)

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 17, 2022 (date of document).

Affiant Signature

2/28/2022
Date

State of Tennessee

County of Shelby

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

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

