Karen Johnson Davidson County
Batch# 819141 DEEDWARR
03/10/2022 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220310-0027790

# WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| 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 | |
| (NAME) 5001 Plaza on the Lake | (NAME) 5001 Plaza on the Lake | 10505023100 |
| (ADDRESS) Austin, TX 78746 | (ADDRESS) 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, **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VM Pronto, LLC, A Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot No. 87 on the Plan of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 332, Page 65, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 87 fronts 40 feet on the southerly side of Summit Avenue and runs back between parallel lines along the westerly margin of 11th Avenue South 150 feet to an alley.**

**Being a portion of the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated _____ of record at Instrument No.___202203100027789__ in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Hummingbird Investments, LLC, by virtue of that certain Special Warranty Deed dated December 28, 2021 and being of record at Instrument No. 20220104-0001218 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1101 Summit Ave Nashville, TN 37203
(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 hand this 1 day of March, 2022.

**MUSIC CITY FINANCIAL, LLC**

**By: Noah Viddal, Authorized Agent**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Music City Financial, LLC.

WITNESS my hand and official seal at office this 1 day of March 2022.

Notary Public

My Commission Expires: 1-6-25



**Certificate of Authenticity**

I, Holly A Mason, 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 3/1/22.

Affiant Signature

3/2/22
Date

State of TN
County of DAVIDSON

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022