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

Karen Johnson Davidson County
Batch# 822824 DEEDWARR
03/16/2022 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220316-0030336

WARRANTY DEED

Effective as of **3rd 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, **Candace Rhodman** 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. 29 in Geo I. Waddey's Subdivision of Waddey's State Normal, as of record in Book 421, Page 149, Register's Office, Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the Westerly side of Thirty-eight Avenue North and extends back between parallel lines 150 feet to an alley.

Being the same property devised to Candance Battle Rhodman, by the Last Will and Testament of Eddie Columbus Rhodman, Jr., as shown in Case No. 19P718, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, dated February 25, 2019 and filed for record on April 15, 2019. Candace Battle Rhodman is the same being person as Candance Battle Rhodman.

Being the same property conveyed to Candace Battle Rhodman and Eddie Columbus Rhodman, by Warranty Deed from Roderick Wagner, Shirley McClendon, Janth English, Sharron Bramlett, Regina Merriwether, Zachary Wagner, Darcelle Wagner, and Barbara Boyd, of record in Instrument No. 20170928-0099547, in the Register's Office of Davidson County, Tennessee, dated September 26, 2017 and recorded on September 28, 2017. The said Eddie Columbus Rhodman died testate on February 27, 2019.

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 genders.

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 3 day of February, 2022

GRANTORS:

Candace Rhodman

Candace Rhodman

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

On this 3 day of February 2022, before me personally appeared Candace Rhodman, 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 Feb, 2022.

GRANT S. COSTOMIRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 7/5/22

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: 1113 38th Avenue North Nashville, TN 37209 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: 091 04 0 018.00	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 $ 470,000.00 AFFIANT Subscribed and sworn to before me this 4 day of February, 2022 NOTARY PUBLIC Commission expires: 6/2/25

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

202203160030336

Tennessee Certification of Electronic Document

I, John Zelinka, 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

2/8/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8th day of February, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY