Karen Johnson Davidson County
Batch# 825671 DEEDWARRSP
03/21/2022 01:03:30 PM 7 pgs
Fees: $38.00 Taxes: $1,249.79
20220321-0032275

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

MAIL TAX STATEMENTS TO:
SRAM Pack I-C, L.L.C.
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 9th day of March, 2022, is made and entered into by and between **VM PRONTO, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **SRAM Pack I-C, L.L.C.**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Exhibit "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 28th day of February, 2022.

SIGNED, SEALED AND DELIVERED in the presence of:

Witness

Chris Ventura
Print Name

Witness

Michelle Lewis
Print Name

GRANTOR:

VM PRONTO, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me by means of [X] physical presence, or [ ] remote online notarization, this 28th day of February, 2022, by Alyssia Ventura, as Authorized Signer of Main Street Renewal LLC, the Authorized Signor for VM PRONTO, LLC, on behalf of the company.

[ ] Personally Known, or [X] Identification Produced (**TX DRIVER'S LICENSE**)

(Signature of Notary Public)

Michelle Lewis
(Print Name of Notary Public)

09/01/25
My Commission Expires

Online Notary: [ ]
(Check Box if Acknowledgment done by Online Notarization)

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2025
Notary ID 131267092

Official/Notarial Seal

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $337,781.17, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

SRAM Pack I-C, L.L.C.

By: Jason Robinson
Jason Robinson
Its: Agent

STATE OF PENNSYLVANIA §
§
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 9th day of March, 2022, by Jason Robinson, as Agent of **SRAM Pack I-C, L.L.C.**, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

Official/Notarial Seal

Signature of Notary Public

My Commission Expires: 4/2/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot No. 237, WINDSOR GREEN, PHASE II, SECTION I, as shown on plat of record in Plat Book 6250, Page 989, as corrected by Book 7205, Page 890, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 237 fronts 39 feet on the northwesterly margin of Newcastle Court and extends back 89.97 feet on the northeasterly line and 100.50 feet on the southerly line to a broken line in the rear measuring 175.64 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 9/17/2021 at Instrument No. 20210917-0125162.

COMMONLY KNOWN AS:	114 Newcastle Ct, Goodlettsville, TN 37072
PARCEL ID:	026 07 0 159.00
TITLE FILE NO:	STWD22-TN0012

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (114 NEWCASTLE CT, GOODLETTSVILLE, TN 37072) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Page 989, as corrected by Book 7205, Page 890, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 6406, Page 929; Book 6396, Page 542; and Book 8192, Page 65, in the Register's Office of Davidson County, Tennessee.

(3) Common Area Conveyance recorded in Book 7864, Page 369, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lloyd E Jones Jr., 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 March 3, 2022 (date of document).

Affiant Signature

3-9-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 9th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: April 2, 2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157