Karen Johnson Davidson County
Batch# 869903 DEEDWARRSP
06/13/2022 10:39:30 AM 7 pgs
Fees: $38.00 Taxes: $1,165.50
20220613-0066849

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:
VM Master Issuer, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

NEW PROPERTY OWNER NAME AND MAILING ADDRESS:
VM Master Issuer, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 2nd day of June, 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 **VM Master Issuer, LLC**, 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 24th day of May, 2022.

GRANTOR:

VM PRONTO, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Authorized Signor

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 24th day of May, 2022, by Alyssia Ventura, as Authorized Signor of Main Street Renewal LLC, the Authorized Signor of VM PRONTO, LLC, 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.

_____
Signature of Notary Public

My Commission Expires: 02/24/26

_____
Official/Notarial Seal

CHRIS VENTURA
NOTARY PUBLIC
STATE OF TEXAS
ID 133609987
EXP. 02-24-2026

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 315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

VM Master Issuer, LLC

By: _____

Name: LLOYD E Jones JR

Title: Agent

STATE OF PENNSYLVANIA §
§
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 24th day of May, 2022, by LLOYD E Jones JR, as Agent of **VM Master Issuer, LLC**, 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:

BEING Lot No. 128 on the Final Plat for Maxwell Place, P.U.D., of record in Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No. 20050614-0067855, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 04/13/2022 at Instrument 20220413-0043065 in said Register's Office.

COMMONLY KNOWN AS: 137 Sophie Dr, Antioch, TN 37013
PARCEL ID: 176 01 0B 055.00
TITLE FILE NO: ARMI22-4TN0002

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (137 SOPHIE DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20050418-0042714 and 20050614-0067855.

(2) Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20060301-00023937.

(3) Charter recorded at Instrument No. 20060309-0027699.

(4) Right-of-Way Agreement of record in Book 4063, Page 299.

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 06/02/2022 (date of document).

Affiant Signature

06/02/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

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

Notary's Signature

MY COMMISSION EXPIRES: 04/02/2022

NOTARY'S SEAL

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