Karen Johnson Davidson County
Batch# 873271 DEEDWARRSP
06/16/2022 03:17:30 PM 7 pgs
Fees: $38.00 Taxes: $2,733.04
20220616-0069219

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:
Sunbelt Investors Asset Company, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

NEW PROPERTY OWNER NAME AND MAILING ADDRESS:
Sunbelt Investors Asset Company, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 10th 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 **Sunbelt Investors Asset Company, 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 7th day of June, 2022.

GRANTOR:

VM PRONTO, LLC

By: Main Street Renewal LLC
Its: Authorized Signer

By: _____
Michelle Giegling
Its: Authorized Signer

COMMONWEALTH OF VIRGINIA §
§
COUNTY OF CHESTERFIELD §

The foregoing instrument was acknowledged before me this 7th day of June, 2022, by Michelle Giegling, as Authorized Signer of Main Street Renewal LLC, the Authorized Signer 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.

CHELSEY B KIDD
NOTARY PUBLIC
REG. #7674012
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

_____
Official/Notarial Seal

_____
Signature of Notary Public

My Commission Expires: 03/31/24

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 $738,658.64, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

Sunbelt Investors Asset Company, LLC

By: _____

Name: Lloyd E. Jones Jr.

Title: Agent

STATE OF PENNSYLVANIA §
§
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 9th day of June, 2022, by Lloyd E. Jones Jr., as Agent of **Sunbelt Investors Asset Company, 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. 61, Section 18, Edge-0-Lake Estates, as shown on plat of record in Plat Book 4675, Page 84, amended in Book 5071, Page 711, in the Register's Office, 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 03/10/2022 at Instrument 20220310-0027439 in said Register's Office.

COMMONLY KNOWN AS: 545 Owendale Dr, Antioch, TN 37013
PARCEL ID: 150 01 0 308.00
TITLE FILE NO: INVESCO-6TN0006

TRACT 2:

Being Lot No. 69, Kimbolton, Phase II, a Planned Unit Development, of record in Plat Book 6900, Page 792-794, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 02/14/2022 at Instrument 20220214-0017061 in said Register's Office.

COMMONLY KNOWN AS: 709 Jessica Taylor Dr, Madison, TN 37115
PARCEL ID: 05313014600
TITLE FILE NO: INVESCO-6TN0005

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (545 OWENDALE DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4675, Page 84 and Book 5071, Page 711.

(2) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4797, Page 410.

AS TO TRACT 2 (709 JESSICA TAYLOR DR, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Pages 792-794.

(2) Declaration of Restrictions, Protective Covenants and Easements recorded at Book 7464, Page 969, Book 7470,Page 126, Book 7799, Page 50 and Instrument No. 20060126-0009811, in the said Register's Office.

(3) By-laws of record in Instrument No. 20030226-0025658, in the said Register's Office.

(4) Charter recorded at Book 7483, Page 982 and Book 7507, Page 67, in the said Register's Office.

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 6 / 10 / 2022 (date of document).

Affiant Signature

6-10-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 04 / 02 / 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