Karen Johnson Davidson County
Batch# 885634 DEEDWARRSP
07/08/2022 08:46:30 AM 7 pgs
Fees: $38.00 Taxes: $1,459.82
20220708-0078752

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

NEW PROPERTY OWNER NAME AND MAILING ADDRESS:
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 6th day of July, 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 29th day of June, 2022.

GRANTOR:

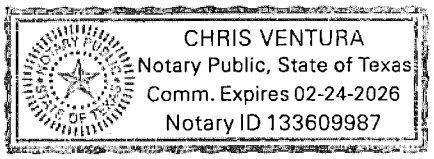
VM PRONTO, LLC

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 29th day of June, 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.



_____
Official/Notarial Seal

_____
Signature of Notary Public

My Commission Expires: 02/24/26

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 $394,546.52, 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: _____

Name: Lloyd E. Jones Jr

Title: Agent

STATE OF PENNSYLVANIA §
§
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 6 day of July, 2022, by Lloyd E Jones Jr, 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

_____
Signature of Notary Public

My Commission Expires: 4-2-2025

_____
Official/Notarial Seal

Exhibit "A"
Legal Description(s)

TRACT 1:

Land in Davidson County, Tennessee, being all of Lot No. 144, Final Plat, Rivendell Woods, Phase 5, according to plat and survey appearing of record in Instrument No. 20170523-0051055, of the said Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Grantor by deed recorded 01/11/2022 at Instrument No. 20220111-0003265 in said Register's Office.

COMMONLY KNOWN AS:	1305 Bombadil Ln, Antioch, TN 37013
PARCEL ID:	174 01 0A 213.00
TITLE FILE NO:	STWD22-8TN0002

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1305 BOMBADIL LN, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20170523-0051055.

(2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rivendell Woods, Phase 5, as recorded in Instrument No. 20170523-0051055.

(3) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070607-0068416 and Amended in Instrument No. 20080722-0074876.

(4) Easement for Right of Way, recorded in Book 4215, Page 632.

(5) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9487, Page 908.

(6) Easement recorded in Instrument Nos. 20040702-0079201, 20140919-0086248, and 20150211-0012555.

(7) Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20070522-0061016.

(8) Easement for Sanitary Sewer and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20130918-0098477.

(9) Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20031104-0161896 and 20070430-0050843.

(10) Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20150505-0040619.

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 07 / 06 / 2022 (date of document).

Affiant Signature

7-6-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th day of July 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