Karen Johnson Davidson County
Batch# 885664 DEEDWARRSP
07/08/2022 09:34:30 AM 7 pgs
Fees: $38.00 Taxes: $1,489.06
20220708-0078791

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 7th 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 **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 30th 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 30th 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.

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

_____
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 $402,448.30, 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 7th day of July, 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: 04/02/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING all of Lot 95 of PLAN OF SECTION 1B, CHESNEY GLEN, R15 RESIDENTIAL P.U.D., as same is shown on map thereof recorded at Map Book 9700, Page 289, Davidson County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 01/14/2022 at Inst #20220114-0006120 in said Register's Office.

COMMONLY KNOWN AS: 4325 Chesney Glen Dr, Hermitage, TN 37076
PARCEL ID: 087 01 0A 044.00
TITLE FILE NO: INVESCO-7TN0001

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (4325 CHESNEY GLEN DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 289 and Plat Book 9700, Page 215.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10469, Page 924; Book 10528, Page 73; Book 10640, Page 944; Book 11317, Page 674; Book 10290, Page 256; Book 10420, Page 356 and Book 11577, Page 623.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 10357, Page 915.

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 07/07/2022 (date of document).

Affiant Signature

07/07/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 7TH 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