Karen Johnson Davidson County
Batch# 895857 DEEDWARRSP
07/29/2022 09:17:30 AM 7 pgs
Fees: $38.00 Taxes: $1,360.35
20220729-0086448

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:
ARMM ASSET COMPANY 1 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

NEW PROPERTY OWNER NAME AND MAILING ADDRESS:
ARMM ASSET COMPANY 1 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 27th 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 **ARMM ASSET COMPANY 1 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 22nd day of July, 2022.

GRANTOR:

VM PRONTO, LLC

By: Main Street Renewal LLC
Its: Authorized Signer

By: _____
Jay Eckert
Its: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 22nd day of July, 2022, by Jay Eckert, 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.

NOTARY PUBLIC STATE OF TEXAS
ANGELITA L ESQUIVEL
Notary ID #130069174
My Commission Expires
February 4, 2023

_____
Official/Notarial Seal

_____
Signature of Notary Public

My Commission Expires: 02/04/23

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 $367,661.81, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

ARMM ASSET COMPANY 1 LLC

By: _____

Name: Lloyd E. Jones Jr.

Title: Agent

STATE OF PENNSYLVANIA §
§
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 27th day of July, 2022, by Lloyd E. Jones Jr., as Agent of **ARMM ASSET COMPANY 1 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

_____
Signature of Notary Public

My Commission Expires: 04 / 02 / 2025

_____
Official/Notarial Seal

Exhibit "A"
Legal Description(s)

TRACT 1:

Being Lot No. 31 on the Plan of Willow Trace Subdivision, Phase Two of record in Plat Book 7900, Page 46, as amended in Book 10116, Page 963 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 02/02/2022 at Instrument 20220202-0012315 in said Register's Office.

COMMONLY KNOWN AS: 1316 Rock Creek Ct, Whites Creek, TN 37189
PARCEL ID: 049 16 0A 057.00
TITLE FILE NO: SRMM-13TN0002

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1316 ROCK CREEK CT, WHITES CREEK, TN 37189) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 46.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 7777, Page 162 as amended in Book 7777, Page 180 and Book 7843, Page 791.

(3) Declaration of Covenants, Conditions and Restrictions recorded in Book 8023, Page 692.

(4) Easement for Sanitary Sewer, recorded in Book 7593, Page 519; Book 8377, Page 952 and Book 9698, Page 180.

(5) Easement for Water Mains, recorded in Book 7593, Page 560; Book 8377, Page 857 and Book 9698, Page 35.

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 / 27 / 2022 (date of document).

Affiant Signature

07 / 27 / 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 27th 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