Karen Johnson Davidson County
Batch# 900835 DEEDWARRSP
08/09/2022 02:15:30 PM 7 pgs
Fees: $38.00 Taxes: $2,678.80
20220809-0090595

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 8th day of August, 2022, is made and entered into by and between **ARVM 5, 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 1st day of August, 2022.

GRANTOR:

ARVM 5, 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 1st day of August, 2022, by Jay Eckert, as Authorized Signer of Main Street Renewal LLC, the Authorized Signer of ARVM 5, 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.

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 $ 724,000.00, 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 8th day of August, 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: 04 / 02 / 2025

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 116 on the Plan of Section 10-A, Cherry Hills of record in Plat Book 4860, Page 97, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 08/06/2021 at Instrument 20210806-0106283 in said Register's Office.

COMMONLY KNOWN AS: 117 Cedarcroft Ct, Antioch, TN 37013
PARCEL ID: 150 10 0 009.00
TITLE FILE NO: ARMI22-6TN0001

TRACT 2:

Lot No. 7, as shown on the Plan of Resubdivision of Lots 11-20 A.B. Spains Lischey Garden, said Plan of Resubdivision being of record in Book 4300, Page 82, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 06/28/2022 at Instrument 20220628-0074558 in said Register's Office.

COMMONLY KNOWN AS: 1404 Crockett Ct, Nashville, TN 37207
PARCEL ID: 071 16 0 415.000
TITLE FILE NO: ARMI22-6TN0002

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (117 CEDARCROFT CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4860, Page 97.

(2) Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 5009, Page 329.

AS TO TRACT 2 (1404 CROCKETT CT, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 4300, Page 82.

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 08/08/2025 (date of document).

Affiant Signature

08/08/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of August, 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