Karen Johnson Davidson County
Batch# 908552 DEEDWARRSP
08/26/2022 10:17:30 AM 7 pgs
Fees: $38.00 Taxes: $3,251.10
20220826-0096442

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared by, and after recording, return to:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New 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 24th day of August, 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 EXHIBIT "A"

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 19th day of August, 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 19th day of August, 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.

ANGELITA L ESQUIVEL
Notary ID #130065174
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 $878,676.86, 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 Speers Jr
Title: Agent

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 23 day of August, 2022, by Emily McClellan, as Agent of ARMM ASSET COMPANY 1 LLC, who is personally known to me, 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.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Emily J McClellan, Notary Public
Allegheny County
My commission expires January 25, 2025
Commission number 1383559

_____
Notary Public

Commission Expires: 01/25/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Being Lot No. 57 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Plat Book 4175, Page 79, Register's Office for Davidson County, Tennessee; to which reference is hereby made tor a complete and accurate description thereof.

BEING the same property conveyed to Grantor by deed recorded 02/16/2022 at Instrument 20220216-0018261 in said Register's Office.

COMMONLY KNOWN AS: 2628 Old Matthews Rd, Nashville, TN 37207
PARCEL ID: 060 13 0 067.00
TITLE FILE NO: SRMM-14TN0001

TRACT 2:

BEING Lot 483, on the Plan of Section Eight Tulip Grove, of record in Book 4660, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 04/20/2022 at Instrument 20220420-0045486 in said Register's Office.

COMMONLY KNOWN AS: 644 Frankfort Dr, Hermitage, TN 37076
PARCEL ID: 075 08 0 125.00
TITLE FILE NO: SRMM-14TN0003

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (2628 OLD MATTHEWS RD, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4175, Page 79.

(2) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Trinity Hills Village, Section I recorded in Book 4326, Page 653.

(3) Covenants, Conditions and Restrictions as set forth in Protective Covenants and Restrictions for Trinity Hills Village, Section Two recorded in Book 4551, Page 440.

AS TO TRACT 2 (644 FRANKFORT DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4600, Page 56.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4750, Page 845.

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 08/24/2022 (date of document).

Affiant Signature

08/23/2022
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 23 day of AUGUST, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 01/25/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Emily J McClellan, Notary Public
Allegheny County
My commission expires January 25, 2025
Commission number 1383559