Karen Johnson Davidson County
Batch# 926296 DEEDWARRSP
10/06/2022 09:35:30 AM 7 pgs
Fees: $38.00 Taxes: $1,324.23
20221006-0110206

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:
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 5th day of October, 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 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 28th day of September, 2022.

GRANTOR:

VM PRONTO, LLC

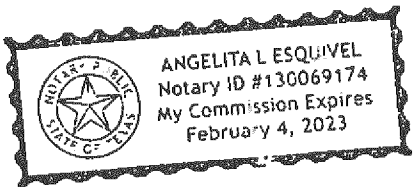
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 28th day of September, 2022, by Jay Eckert, as Authorized Signor 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.

SEAL:



_____
Notary Public

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 **$357,899.74**, 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

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 5th day of October, 2022, by Lloyd E. Jones Jr., as Agent of SRAM Pack I-C, L.L.C., 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
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

_____
Notary Public

Commission Expires: 04 / 02 / 2025

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lots 6 and 7 on the plan of Hermitage Estates, Section 5, of record in Book 4175, Page 67, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 12/29/2021 at Instrument 20211229-0170923 in said Register's Office.

COMMONLY KNOWN AS: 4279 Sweden Dr, Hermitage, TN 37076
PARCEL ID: 075 06 0 131.00
TITLE FILE NO: STWD22-11TN0001

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (4279 SWEDEN DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 4175, Page(s) 67.

(2) Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 3460, Page 583; Book 4200, Page 227 and Book 4341, Page 247.

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 10 / 5 / 2022 (date of document).

Affiant Signature

10/5/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5th day of October, 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