Karen Johnson Davidson County
Batch# 940476 DEEDQC
11/14/2022 09:41:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221114-0120989

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:
VM MASTER ISSUER, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

QUITCLAIM DEED

THIS DEED, made to be effective as of the 10th day of November, 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 no consideration, hereby grants, conveys and quitclaims 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.

EXECUTED by the undersigned this 24th day of October, 2022.

GRANTOR:

ARVM 5, 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 24th day of October, 2022, by Jay Eckert, as Authorized Signor 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.

SEAL:

ANGELITA L ESQUIVEL
Notary ID #130069174
My Commission Expires
February 4, 2023

_____
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, is $10.00

AFFIANT:

VM MASTER ISSUER, LLC

By: Lloyd E Jones

Name: Lloyd E. Jones Jr

Title: Agent

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 10th day of November, 2022, by Lloyd E. Jones Jr, as Agent of VM MASTER ISSUER, 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:

Notary Public

Commission Expires: 04/02/2025

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 116 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Grantor by deed recorded 08/31/2022 at Instrument 20220831 in said Register's Office.

COMMONLY KNOWN AS: 255 Willow Lane, Nashville, TN 37211
PARCEL ID: 148 01 0 044.00
TITLE FILE NO: 8994252-1

TRACT 2:

Being Lot 192, PHASE 3 BROOKVIEW SUBDIVISION, as shown on plat of record in Instrument No. 20050928-0116190, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 09/07/2022 at Instrument 20220907-0100233 in said Register's Office.

COMMONLY KNOWN AS: 2815 Creekbend Dr, Nashville, TN 37207
PARCEL ID: 059 04 0A 092.00
TITLE FILE NO: 9060352-1

TRACT 3:

Being Lot No. 582 on the Plan of Cloverhill, Section VIII of record in Plat Book 2331, Page 10, 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 07/06/2022 at Instrument 20220706-0077919 in said Register's Office.

COMMONLY KNOWN AS: 616 Gailwood Lane, Nashville, TN 37214
PARCEL ID: 096 11 0 038.00
TITLE FILE NO: 8843864-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (255 WILLOW LANE, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3300, Page 84.

(2) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3460, Page 295.

(3) Easement as contained in that certain instrument as recorded in Book 9437, Page 941.

AS TO TRACT 2 (2815 CREEKBEND DR, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20050928-0116190.

AS TO TRACT 3 (616 GAILWOOD LANE, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2331, Page 10.

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 11/10/2022 (date of document).

Affiant Signature

11/10/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th day of November, 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