Karen Johnson Davidson County
Batch# 957143 DEEDQC
01/03/2023 02:08:30 PM 15 pgs
Fees: $77.00 Taxes: $0.00
20230103-0000294

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 28th day of December, 2022, is made and entered into by and between **Mesa Verde Assets, LLC**, whose forward 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 20th day of December, 2022.

GRANTOR:

MESA VERDE ASSETS, 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 20th day of December, 2022, by Jay Eckert, as Authorized Signer of Main Street Renewal LLC, the Authorized Signor of MESA VERDE ASSETS, 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 $0.00

AFFIANT:

VM Master Issuer, LLC

By: _____
Name: TONY JARVIS
Title: AGENT

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 28 day of December, 2022, by Tony Jarvis, 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:

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 Lot 31, C.L. Morris Subdivision, as shown on plat of record in Plat Book 1835, Page 116, 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 06/15/2021 at Instrument 20210615-0080661 in the public records of Davidson County.

COMMONLY KNOWN AS: 112 DONALD ST, NASHVILLE, TN 37207
PARCEL ID: 071-03-0-092.00
TITLE FILE NO: 8048979-1

TRACT 2:

Being the South part of Lot No. 50 and the South part of the West part of Lot No. 49, on the map of W. S Ashworth's Resubdivision of Lots 47, 48, 49 & 50 of the Town of Brownsville, of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Riverside Drive, now widened and established 110 feet South of the South margin of Carter Street; thence Westerly 177 feet more or less to a point which is 110 feet South of the South margin of Carter Street; thence Southerly 52.5 feet to the North margin of an alley; thence with the same margin of the same Easterly 177 feet more or less to the West margin of Riverside Drive; thence with the margin of the same, Northerly 50 feet to the point of the beginning.

BEING the same property conveyed to Grantor by deed recorded 05/13/2021 at Instrument 20210513-0064879 in the public records of Davidson County.

COMMONLY KNOWN AS: 1206 RIVERSIDE DR, NASHVILLE, TN 37206
PARCEL ID: 083-03-0-155.00
TITLE FILE NO: 8034250-1

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 3:

Being the West 50 feet of the East 110 feet of Lot No. 19 on the Map of Kennedy and Graves Plan of Monte Vista, of record in Plat Book 421, Page 143, Register's Office for said County.

BEING the same property conveyed to Grantor by deed recorded 09/15/2021 at Instrument 20210915-0123604 in the public records of Davidson County.

COMMONLY KNOWN AS: 1209 MCALPINE AVE, NASHVILLE, TN 37216
PARCEL ID: 061-16-0-003.00
TITLE FILE NO: 8184567-1

TRACT 4:

Being Lot No. 33 on the Plan of Riverwood Heights Subdivision, of record in Plat Book 1835, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Grantor by deed recorded 08/26/2021 at Instrument 20210826-0115343 in the public records of Davidson County.

COMMONLY KNOWN AS: 2307 DEMARIUS DR, NASHVILLE, TN 37216
PARCEL ID: 073-05-0-136.00
TITLE FILE NO: 8175684-1

TRACT 5:

Being Lot No. 37 on the plan of Eva-Mor Heights Subdivision, of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 37 fronts 65 feet on the east side of Graylynn Drive and runs back between lines 293.99 feet on the North Line and 292.03 feet on the South line to a dead line in the rear, and measures 51.43 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 06/28/2021 at Instrument 20210628-0087433 in the public records of Davidson County.

COMMONLY KNOWN AS: 231 GRAYLYNN DR, NASHVILLE, TN 37214
PARCEL ID: 095-08-0-097.00
TITLE FILE NO: 8080648-1

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 6:

Being Lot 85, Section II, Castlewood Estates, as in Plat Book 2331, Page 91, said Register's Office, to which plan reference is herein made.

BEING the same property conveyed to Grantor by deed recorded 07/23/2021 at Instrument 20210723-0099253 in the public records of Davidson County.

COMMONLY KNOWN AS: 2311 SELMA AVE, NASHVILLE, TN 37214
PARCEL ID: 084-15-0-023.00
TITLE FILE NO: 8164215-1

TRACT 7:

Being Lot No. 50 on the Plan of Rosebank Park, of record in Plat Book 1835, Page 26, 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 07/22/2021 at Instrument 20210722-0098718 in the public records of Davidson County.

COMMONLY KNOWN AS: 2508 SOLON DR, NASHVILLE, TN 37206
PARCEL ID: 083-04-0-058.00
TITLE FILE NO: 8154357-1

TRACT 8:

Being Lot No. 90 on the Plan of Section One, Addition One, Fortland Park of record in Plat Book 2854, Page 68, 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 06/22/2021 at Instrument 20210622-0084385 in the public records of Davidson County.

COMMONLY KNOWN AS: 2805 PADEN DR, NASHVILLE, TN 37206
PARCEL ID: 083-15-0-065.00
TITLE FILE NO: 8117164-1

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 9:

Being Lot No. 158, on the Plan of Fortland Park, Section I, of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Grantor by deed recorded 10/01/2021 at Instrument 202110101-0132405 in the public records of Davidson County.

COMMONLY KNOWN AS: 2810 HODY DR, NASHVILLE, TN 37206
PARCEL ID: 083-15-0-139.00
TITLE FILE NO: 8293756-1

TRACT 10:

Being Lot No. 12 on the Plan of Param Heights, Section One of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grantor by deed recorded 09/29/2021 at Instrument 20210929-0130523 in the public records of Davidson County.

COMMONLY KNOWN AS: 3721 Hewlett Dr, Nashville, TN 37211
PARCEL ID: 133-07-0-090.00
TITLE FILE NO: 8293887-1

TRACT 11:

Being Lot No. 3, on the Plan of Maplewood Heights, of record in Plat Book 4885, Page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Grantor by deed recorded 06/15/2021 at Instrument 20210615-0080859 in the public records of Davidson County.

COMMONLY KNOWN AS: 3852 SAUNDERS AVE, NASHVILLE, TN 37216
PARCEL ID: 061-10-0-110.00
TITLE FILE NO: 8080641-1

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 12:

Being Lot No. 840 of Charlotte Park, Section 22, as of record in Plat Book 3700, Pages 67 and 68.

Said Lot No. 840 fronts 75.0 feet on the South side of Wilclay Drive and extends back 122.0 feet on the Easterly line and 145.3 feet on the Westerly line, to a dead line in the rear, measuring 78.52 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 08/23/2021 at Instrument 20210823-0113744 in the public records of Davidson County.

COMMONLY KNOWN AS: 415 WILCLAY DR, NASHVILLE, TN 37209
PARCEL ID: 102-04-0-140.00
TITLE FILE NO: 8216786-1

TRACT 13:

Being Lot No. 31 on the Plan of McMurray Park of record in Plat Book 5050, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 62.00 feet on the Easterly margin of north Hilson Drive and extends back between parcel lines 176.08 feet to a dead line in the rear.

BEING the same property conveyed to Grantor by deed recorded 06/30/2021 at Instrument 20210630-0088741 in the public records of Davidson County.

COMMONLY KNOWN AS: 5032 N HILSON DR, NASHVILLE, TN 37211
PARCEL ID: 161-03-0-150.00
TITLE FILE NO: 8144691-1

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 14:

Being Lot No. 36 on the plan of Section One, McMurray Woods Addition, as of record in Plat Book 4675, Pages 6 and 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 09/08/2021 at Instrument 20210908-0119911 in the public records of Davidson County.

COMMONLY KNOWN AS: 508 HILSON CT, NASHVILLE, TN 37211
PARCEL ID: 161-07-0-114.00
TITLE FILE NO: 8159382-1

TRACT 15:

Being Lot No. 40, on the Plan of Section One Revised Crieve Hall Estates, of record in Plat Book 1835, Page 122, 123 and 124, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Grantor by deed recorded 10/18/2021 at Instrument 20211018-0139225 in the public records of Davidson County.

COMMONLY KNOWN AS: 608 HOGAN RD, NASHVILLE, TN 37220
PARCEL ID: 146-11-0-083.00
TITLE FILE NO: 8298023-1

TRACT 16:

BEING Lot 37 on the plan of Third Revision of Section One, Banbury Crossing, of record at Plat Book 9700, Pages 536 and 537, in the Register's Office of 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 08/26/2021 at Instrument 20210826-0115615 in the public records of Davidson County.

COMMONLY KNOWN AS: 6312 Banbury Station, Brentwood, TN 37027
PARCEL ID: 172-09-0A-037.00
TITLE FILE NO: 8237000-1

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 17:

Being Lot No. 112 on the Plan of West Meade Park, Inc., Section I, as shown on plat of record in Plat Book 2900, Page 103-104 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grantor by deed recorded 07/08/2021 at Instrument 20210708-0091783 in the public records of Davidson County.

COMMONLY KNOWN AS: 6640 Clearbrook Dr, Nashville, TN 37205
PARCEL ID: 129-06-0-038.00
TITLE FILE NO: 8146312-1

TRACT 18:

Being Lot No. 16, First Revision, St. Lukes A.M.E. Community, of record in Plat Book 7900, Page 303, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 06/24/2021 at Instrument 20210624-0086042 in the public records of Davidson County.

COMMONLY KNOWN AS: 929 TAYLOR MERRITT CT, NASHVILLE, TN 37209
PARCEL ID: 091-08-0A-016.00
TITLE FILE NO: 8065328-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (112 DONALD ST, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 116.

(2) Easements recorded in Book 3984, Page 659 and Book 4897, Page 81.

AS TO TRACT 2 (1206 RIVERSIDE DR, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 161, Page 153.

AS TO TRACT 3 (1209 MCALPINE AVE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 421, Page 143.

AS TO TRACT 4 (2307 DEMARIUS DR, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 42.

AS TO TRACT 5 (231 GRAYLYNN DR, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1424, Page 149.

(2) Easements recorded in Book 4278, Page 4 and Book 4292, Page 60.

AS TO TRACT 6 (2311 SELMA AVE, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2331, Page 91.

AS TO TRACT 7 (2508 SOLON DR, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 26.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 8 (2805 PADEN DR, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2854, Page 68.

(2) Covenants, Conditions and Restrictions as set forth in Book 2963, Page 618.

(3) Easement recorded in Book 7629, Page 359.

AS TO TRACT 9 (2810 HODY DR, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2663, Page 61.

(2) Covenants, Conditions and Restrictions as set forth in Book 2753, Page 612.

AS TO TRACT 10 (3721 HEWLETT DR, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2133, Page 23.

AS TO TRACT 11 (3852 SAUNDERS AVE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4885, Page 27.

(2) Covenants, Conditions and Restrictions as set forth in Book 5043, Page 514, amended in Book 5093, Page 690, and in Book 5248, Page 408.

(3) Easement recorded in Book 4288, Page 307.

AS TO TRACT 12 (415 WILCLAY DR, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3700, Pages 67 and 68.

(2) Covenants, Conditions and Restrictions as set forth in Book 4017, Page 699.

(3) Terms and provisions of that Agreement recorded in Book 2593, Page 566.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 13 (5032 N HILSON DR, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5050, Page 89.

(2) Restrictions of record in Book 5185, Page 137.

AS TO TRACT 14 (508 HILSON CT, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4675, Pages 6 and 7.

(2) Covenants, Conditions and Restrictions as set forth in Book 4727, Page 673.

AS TO TRACT 15 (608 HOGAN RD, NASHVILLE, TN 37220) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 122, 123 and 124.

(2) Covenants, Conditions and Restrictions as set forth in Book 2046, Page 88.

AS TO TRACT 16 (6312 BANBURY STATION, BRENTWOOD, TN 37027) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Pages 536 and 537.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10369, Page 48; Book 10962, Page 516; Book 11218, Page 180 and Instrument No(s) 20010523-0053234; 20030728-0105031 and 20051020-0126681.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 11187, Page 575 and Instrument No(s) 20020610-00070239.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 17 (6640 CLEARBROOK DR, NASHVILLE, TN 37205) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2900, Page 103-104.

AS TO TRACT 18 (929 TAYLOR MERRITT CT, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 303.

(2) Covenants, Conditions and Restrictions as set forth in Book 8169, Page 733, Book 10593, Page 393 and Book 10593, Page 409.

(3) Easement recorded in Book 10593, Page 361.

Tennessee Certification of Electronic Document

I, TONY JARVIS, 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 12/28/2022 (date of document).

Affiant Signature

12/28/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 28 day of DECEMBER, 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