Karen Johnson Davidson County
Batch# 959000 DEEDQC
01/09/2023 09:18:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230109-0001544

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 4th day of January, 2023, 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 all easements and/or restrictions of record, if any.

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: Lloyd E Jones JR
Name: LLOYD E JONES JR
Title: AGENT

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 4th day of January, 2023, 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

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

Commission Expires: 04/02/2025

Exhibit "A"
Legal Descriptions

TRACT 1:

Unit A of the 1114 McGavock Pike Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20211202-0159790, as amended by Instrument No. 20220406-0039832, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 09/17/2021 at Instrument 20210917-0125064, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1114 MCGAVOCK PIKE, Nashville, TN 37216
PARCEL ID: 072064Q00100CO
TITLE FILE NO: 8258015-1

TRACT 2:

Unit A of the 1523 Dugger Drive Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210924-0128608, as amended by Instrument No. 20210927-0129250, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 08/09/2021 at Instrument 20210809-0106814, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1523 Dugger Dr Unit A, Nashville, TN 37206
PARCEL ID: 072164X00100CO
TITLE FILE NO: 8161288-1

TRACT 3:

Unit B of the 434 Wingrove Street Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210728-0101465, as amended by Instrument No. 20210823-0113355, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 04/07/2021 at Instrument No. 20210407-0046413, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 434 Wingrove Ave Unit B, Nashville, TN 37203
PARCEL ID: 105112J00200CO
TITLE FILE NO: 8089699-1

Exhibit "A"
Legal Descriptions
(Continued)

TRACT 4:

Unit A of the 916 Delmas Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210823-0113356, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 07/07/2021 at Instrument 20210707-0091554, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	916 Delmas Ave Unit A, Nashville, TN 37216
PARCEL ID:	072091S00200CO
TITLE FILE NO:	8120532-1

TRACT 5:

Unit B of the 916 Delmas Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210823-0113356, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 07/07/2021 at Instrument 20210707-0091554, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	916 Delmas Ave Unit B, NASHVILLE, TN 37216
PARCEL ID:	072091S00100CO
TITLE FILE NO:	8186906-1

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 01/04/2023 (date of document).

Affiant Signature

01/04/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 4th day of JANUARY, 2023.

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