Karen Johnson Davidson County
Batch# 962480 DEEDWARR
01/19/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20230119-0004467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED FIFTY EIGHT THOUSAND AND 00/100 ($258,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
VM Pronto, LLC, a Delaware Limited Liability Company (NAME)	**VM Pronto, LLC, a Delaware Limited Liability Company** (NAME)	**149-05-0-185.00**
5001 Plaza On The Lake, #200 Austin, Texas 78746 (ADDRESS)	**5001 Plaza On The Lake, #200 Austin, Texas 78746** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of January, 2023, the undersigned, **ERIN L. MWIZERWA, A MARRIED WOMAN, AND MOSES MWIZERWA**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **VM PRONTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2302 RADER RIDGE ROAD, ANTIOCH, TENNESSEE 37013** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 82, on the Plan of Pebble Trace, Section 1, of record in Plat Book 6900, Page 34, said Register's Office, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Erin L. Mwizerwa, a married person, by Quitclaim Deed from Erin L. Mwizerwa F/K/A Erin L. Mathews, a married person who acquired title as unmarried, joined in execution by her spouse, Moses Mwizerwa, of record in Instrument No. 20220309-0027206, in the Register's Office of Davidson County, Tennessee, dated October 27, 2021 and recorded on March 09, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of January, 2023.

GRANTOR: ERIN L. MWIZERWA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ERIN L. MWIZERWA**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of January, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: MOSES MWIZERWA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MOSES MWIZERWA**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of January, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 01/19/2023 (date of document).

Affiant Signature

01/19/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 19th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025