Karen Johnson Davidson County
Batch# 964594 DEEDQC
01/26/2023 10:34:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20230126-0005944

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 25th day of January, 2023, is made and entered into by and between **VM Pronto, 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 13th day of January, 2023.

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 13th day of January, 2023, 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:

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

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 24th day of January, 2023, 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:

_____
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 Description(s)
(Continued)

TRACT 1:

BEING the northerly 46.5 feet of Lot 136 on the plan of BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT, of record in Plat Book 322, Page 40, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of Lot 136 fronts 46.5 feet on the easterly side of Stockell Street and runs back between parallel lines with the southerly margin of Douglas Avenue, 170 feet to an alley.

BEING the same property conveyed to Grantor by deed recorded 11/05/2021 in Instrument No. 20211105-0148372.

COMMONLY KNOWN AS: 1225 STOCKELL ST, NASHVILLE, TN 37207
PARCEL ID: 071 15 0 361.00
TITLE FILE NO: 8212952-1

TRACT 2:

Being Lot No. 46 on the Plan of Section 1, Henderson Gardens of record in Book 2900, Page 75, 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 01/14/2022 in Instrument No. 20220114-0005591.

COMMONLY KNOWN AS: 1810 WILLOW SPRINGS DR, NASHVILLE, TN 37216
PARCEL ID: 073 09 0 139.00
TITLE FILE NO: 8494546-1

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

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 3 of the Dr. Z.C. Gammel's Subdivision of a Part of D.C. Buell's Tract located at the Northeast corner of Antioch Pike and Avenel Avenue, according to plan of record in Book 2083, Page 73, Register's Office of Davidson County, Tennessee, more particularly described, follows:

Lot No. 3 fronts 68.8 feet along the Northerly side of Old Antioch Pike and runs back between lines 169.3 feet on the Easterly side and 169.5 feet on the Westerly side to a dead line in the rear and measures 68.8 line feet on said dead.

BEING the same property conveyed to Grantor by deed recorded 01/13/2022 in Instrument No. 20220113-0005274.

COMMONLY KNOWN AS: 184 ANTIOCH PIKE, NASHVILLE, TN 37211
PARCEL ID: 133 02 0 201.00
TITLE FILE NO: 8498025-1

TRACT 4:

BEING Lot 15 on the plan of GA. PICKUP'S ADDITION, of record in Plat Book 974, Page 43, 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 11/05/2021 in Instrument No. 20211105-0148372.

COMMONLY KNOWN AS: 2406 N 16TH ST, NASHVILLE, TN 37206
PARCEL ID: 072 14 0 164.00
TITLE FILE NO: 8220223-1

TRACT 5:

BEING Lot 8 on the plan of OAKLAND ACRES, SECTION 1, of record in Plat Book 1424, Page 53, 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 11/05/2021 in Instrument No. 20211105-0148372.

COMMONLY KNOWN AS: 307 W Due West, Madison, TN 37115
PARCEL ID: 051 07 0 083.00
TITLE FILE NO: 8230895-1

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

TRACT 6:

Being the East 40 feet of Lot 76 on the plan of J.B. Haynies Oriental Plan of Lots, recorded in Book 161, Pages 26 and 27, Registers Office for said County.

Said East part of Lot 76 fronts 40 feet on the North side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 40 feet on said line.

BEING the same property conveyed to Grantor by deed recorded 01/05/2022 in Instrument No. 20220105-0001822.

COMMONLY KNOWN AS: 333 Duke St, Nashville, TN 37207
PARCEL ID: 071 08 0 035.00
TITLE FILE NO: 8489981-1

TRACT 7:

BEING Lot 179 on the plan of MAPLEWOOD HEIGHTS SUBDIVISION, of record In Plat Book 547, Pages 103 and 104, 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 11/05/2021 in Instrument No. 20211105-0148372.

COMMONLY KNOWN AS: 3843 HUTSON AVE, NASHVILLE, TN 37216
PARCEL ID: 061 10 0 029.00
TITLE FILE NO: 8248526-1

TRACT 8:

Being Lot No. 26 on the Plan of Lindell Heights, of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Grantor by deed recorded 11/05/2021 in Instrument No. 20211105-0148372.

COMMONLY KNOWN AS: 4813 LINDELL ST, NASHVILLE, TN 37216
PARCEL ID: 061 03 0 105.00
TITLE FILE NO: 8256308-1

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

TRACT 9:

BEING Lot 33 on the plan MCMURRAY WOODS ADDITION, SECTION ONE, of record in Plat Book 4675, Pages 6 and 7, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particularly description of said property.

BEING the same property conveyed to Grantor by deed recorded 11/05/2021 in Instrument No. 20211105-0148372.

COMMONLY KNOWN AS: 509 HILSON CT, NASHVILLE, TN 37211
PARCEL ID: 161 07 0 111.00
TITLE FILE NO: 8213155-1

TRACT 10:

BEING Lot 462 on the plan of WHISPERING HILLS, SECTION II-C, of record in Plat Book 2663, Pages 66 and 67, 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 11/05/2021 in Instrument No. 20211105-0148372.

COMMONLY KNOWN AS: 533 NORTHCREST DR, NASHVILLE, TN 37211
PARCEL ID: 147 11 0 093.00
TITLE FILE NO: 8216250-1

TRACT 11:

BEING Lot 2 and the easterly half of Lot 3 on the plan of BROADMOOR, BLOCK E, of record in Plat Book 547, Pages 161 and 162, in the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 2 fronts 50 feet on the northerly side of Gwynn Drive and runs back between parallel lines, 150 feet to a dead line. Said part of Lot 3 fronts 25 feet on the northerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Grantor by deed recorded 11/05/2021 in Instrument No. 20211105-0148372.

COMMONLY KNOWN AS: 997 GWYNN DR, NASHVILLE, TN 37216
PARCEL ID: 061 07 0 112.00
TITLE FILE NO: 8211764-1

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

AS TO TRACT 1 (1225 STOCKELL ST, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 322, Page 40.

AS TO TRACT 2 (1810 WILLOW SPRINGS DR, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2900, Page 75.

AS TO TRACT 3 (184 ANTIOCH PIKE, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2083, Page 73.

AS TO TRACT 4 (2406 N 16TH ST, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 974, Page 43.

(2) Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 721, Page 195; Book 1101, Page 64.

AS TO TRACT 5 (307 W DUE WEST, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1424, Page 53.

AS TO TRACT 6 (333 DUKE ST, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 161, Page 26.

AS TO TRACT 7 (3843 HUTSON AVE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 547, Pages 103 and 104.

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

AS TO TRACT 8 (4813 LINDELL ST, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 14.

(2) Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1876, Page 156.

(3) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1786, Page 369.

AS TO TRACT 9 (509 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.

AS TO TRACT 10 (533 NORTHCREST DR, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2663, Pages 66 and 67.

AS TO TRACT 11 (997 GWYNN DR, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 547, Pages 161 and 162.

Tennessee Certification of Electronic Document

I, Thomas E. Workman, 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 01/25/2023 (date of document).

Thomas E Workman
Affiant Signature

01/24/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th 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