Karen Johnson Davidson County
Batch# 965560 DEEDQC
01/30/2023 12:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230130-0006808

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 Pronto, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

QUITCLAIM DEED

THIS DEED, made to be effective as of the 27th day of January, 2023, is made and entered into by and between **VM Master Issuer, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **VM Pronto, 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 MASTER ISSUER, LLC

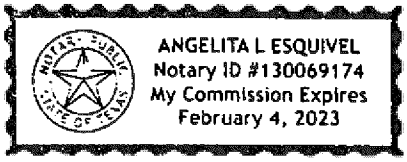
By: Main Street Renewal LLC
Its: Authorized Signor

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 MASTER ISSUER, 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:



_____
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 Pronto, LLC

By: Thomas E Workman

Name: Thomas E. Workman

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 25th day of January, 2023, by Thomas E. Workman, as Agent of VM Pronto, 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)
(Continued)

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 11/14/2022 in Instrument No. 20221114-0120989.

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

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

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.

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 01/27/2023 (date of document).

Thomas E Workman
Affiant Signature

01/27/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 27TH 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