Karen Johnson Davidson County
Batch# 966396 DEEDWARR
02/02/2023 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230202-0007659

Prepared by:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Return to:
Magnolia Title & Escrow, Inc
1104 Fatherland St
Nashville, TN 37206
(615) 712-6391

WARRANTY DEED

Effective as of **31st day of January, 2023,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **VM MASTER ISSUER, LLC, a Delaware Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Mary Louise Allen and Catherine Lorene Hoy, Spouses married to each other,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> *Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Fortland Park, Section 1 of record in Plat Book 2663, Page 61, as corrected by Certificate of Correction in Book 2799, Page 43, 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 Mesa Verde Assets LLC by Warranty Deed from Nevada Scales Gooch and Maurice Gooch, married, of record in Instrument No. 20211001-0132405, Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on October 01, 2021. (Value of consideration shown in aforementioned deed $426,000.00.)

Being a portion of the same property conveyed to VM Master Issuer LLC by Quitclaim Deed from Mesa Verde Assets LLC, of record in Instrument No. 20230103-0000294, Register's Office for Davidson County, Tennessee, dated December 20, 2022 and recorded on January 03, 2023.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 30 day of January, 2023

GRANTORS:

VM MASTER ISSUER, LLC, a Delaware Limited Liability Company
By: Main Street Renewal

BY: Alyssia Ventura, Authorized Signer

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Williamson

Before me, a notary public of the state and county mentioned, personally appeared Alyssia Ventura, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signer of VM MASTER ISSUER, LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that Alyssia Ventura as such authorized signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Signor.

Witness my hand and seal, at office in person, this 30 day of January, 2023.

Chris Ventura
Notary Signature

Printed Name: Chris Ventura
My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

New Owner Name and Address to:
Mary Louise Allen and
Catherine Lorene Hoy
2810 Hody Drive
Nashville, TN 37206

Property Address:
2810 Hody Drive
Nashville, TN 37206

Mail tax bills to:
Mary Louise Allen and
Catherine Lorene Hoy
2810 Hody Drive
Nashville, TN 37206

Parcel I.D. Numbers: 083-15-0-139

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2023

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $ 650,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 30 day of January, 2023.

NOTARY PUBLIC

Commission expires: 7/11/2024

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 30, 2023**.

Date

Affiant Signature

February 2, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **2** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023
Date

Notary's Seal (if on paper)

