Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 970553 DEEDWARRSP
02/14/2023 09:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230214-0010585

Transfer tax has been paid under Instrument No. 20230105-0000776; therefore, pursuant to TCA §67-4-409(a)(6)(C), no additional tax is due.

Corrective
SPECIAL WARRANTY DEED

Effective as of the **30th day of December, 2022**, 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 **Dwight Procter Stannard, a single man,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tracts or parcels of land together with all improvements thereon and appurtenances thereto, in **Davidson** County, State of Tennessee, and described as follows:

See Exhibit "A"

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 regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **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, when the claim is by, through, or under Grantor, but not otherwise. 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.

***VM Master Issuer, LLC execute(s) this Corrective Special Warranty Deed in order to correct the grantor named in and to substitute and replace the Warranty Deed of record at Instrument No. 20230105-0000776, and to substitute and replace the Quitclaim Deed of record at Instrument No. 20230202-0007645 in the Register's Office of Davidson County, Tennessee.**

WITNESS the Grantor's hand on this 10 day of February 2023.

GRANTOR:
VM Master Issuer, LLC, a Delaware Limited Liability Company
By: Main Street Renewal LLC
Its: Authorized Signatory

By: Alyssia Venture
Its: Authorized Signer

STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ Williamson

On this 10th day of February, 2023, before me personally appeared Alyssia Ventura, as Authorized Signer of Main Street Renewal LLC, the Authorized Signatory of VM Master Issuer, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of February, 2023.

Notary Signature
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: Dwight Procter Stannard 929 Taylor Merritt Court Nashville, TN 37209 Property Address: 929 Taylor Merritt Court Nashville, TN 37209 Mail tax bills to: Dwight Procter Stannard 929 Taylor Merritt Court Nashville, TN 37209	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00. AFFIANT Subscribed and sworn to before me this 13 day of February 2023. NOTARY PUBLIC Commission expires: 2/28/2023

R. ALAN ALSOBROOK
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-28-23

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 16, First Revision, St. Lukes A.M.E. Community, of record in Plat Book 7900, Page 303, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to VM Master Issuer, LLC, of record in Instrument No. 20230103-0000294, in the Register's Office of Davidson County, Tennessee.

Property Address: 929 Taylor Merritt Court, Nashville, TN 37209
Map/Parcel Number: 091 08 0A 016.00

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 2/10/2023 (date of document).

Affiant Signature

2/10/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 10th day of February, 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