Karen Johnson Davidson County
Batch# 970601 DEEDWARR
02/14/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20230214-0010642

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

Return To:
Magnolia Title & Escrow, Inc
1104 Fatherland St,
Nashville, TN 37206
615.712.6391

WARRANTY DEED

Effective as of **30th 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 **Sarah D'Hilly and Zain Syed** Wife and Husband 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:

Being Lot 31, C.L. Morris Subdivision, as shown on plat of record in Plat Book 1835, Page 116, in the Register's Office, 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 06/15/2021 at Instrument 20210615-0080661 in the public records of Davidson County.

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. 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 on this 27 day of January, 2023

GRANTOR:

VM Master Issuer, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC

BY: Alyssia Ventura
ITS: Authorized Signor

STATE OF Texas
COUNTY OF Williamson

On this 27th **day of** January **2023, before me personally appeared** Alyssia Ventura **of VM Master Issuer, LLC, a Delaware Limited Liability Company, 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 27th **day of** January **2023.**

ALICIA MONTEY
My Notary ID # 125762655
Expires November 21, 2023

Notary Signature
My commission expires: 11-21-2023

New Owner Name and Address to/ Mail tax bills to: Sarah D'Hilly Zain Syed 112 Donald Street Nashville, TN 37207 **Property Address:** 112 Donald Street Nashville, TN 37207 Parcel I.D. Numbers: 071-03-0-092	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 **$479,900.00,** 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 30th day of January , 2023 NOTARY PUBLIC Commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2025

Certificate of Authenticity

I, Emily Manno, 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 **1/27/23**.

Date

Affiant Signature

1/27/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026