Karen Johnson Davidson County
Batch# 973337 DEEDWARRSP
02/22/2023 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20230222-0012646

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

SPECIAL WARRANTY DEED

Effective as of **17th day of February, 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 **Dustin Tyler West, an unmarried 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.

WITNESS the Grantor's hand on this 16 day of February 2023.

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

By: Alyssia Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

On this 16 **day of** February **, 2023, before me a notary public of the state and county mentioned, personally appeared** Alyssia Ventura **, as Authorized Signer of Main Street Renewal, LLC, the Authorized Signatory of VM MASTER ISSUER, LLLC to me known to be the person (or persons) 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 Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM MASTER ISSUER, LLC, the within named bargainor, a Limited Liability Company, and that such person(or persons) as such executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand and seal, at office in Pecan **, this** 16 **day of** February **, 2022.**

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: Dustin Tyler West 1206 Riverside Drive Nashville, TN 37206 Property Addresses: 1206 Riverside Drive Nashville, TN 37206 Mail tax bills to: Dustin Tyler West 1206 Riverside Drive Nashville, TN 37206	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 17th day of February 2023. NOTARY PUBLIC Commission expires: 7/4/2024

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

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being the South part of Lot No. 50 and the South part of the West part of Lot No. 49, on the map of W. S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Riverside Drive, now widened and established 110 feet South of the South margin of Carter Street; thence Westerly 177 feet more or less to a point which is 110 feet South of the South margin of Carter Street; thence Southerly 52.5 feet to the North margin of an alley; thence with the same margin of the same Easterly 177 feet more or less to the West margin of Riverside Drive; thence with the margin of the same, Northerly 50 feet to the point of the beginning.

Being the same property conveyed to Lisa M. Cross by Warranty Deed from Aaron W. Parker and wife, Rose M. Parker of record in Instrument No. 20010308-0022248, Register's Office for Davidson County, Tennessee, dated February 22, 2001 and recorded on March 08, 2001.

Being the same property conveyed to Mesa Verde Assets, LLC by Warranty Deed from Lisa M. Cross, unmarried of record in Instrument No. 20210513-0064879, Register's Office for Davidson County, Tennessee, dated April 01, 2021 and recorded on May 13, 2021.

Being the same property conveyed to VM Master Issuer, LLC by Quitclaim Deed from Mesa Verde Assets, LLC dated December 20, 2022 and filed for record on January 3, 2023 as Instrument number 20230103-0000294, Register of Deeds Office for Davidson County, Tennessee.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **February 16, 2023**.

Date

Affiant Signature

February 22, 2023

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

