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

Karen Johnson Davidson County
Batch# 974275 DEEDWARR
02/27/2023 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,821.88
20230227-0013440

SPECIAL WARRANTY DEED

Effective as of **21st 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 Pronto 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 **Hoan Bui, a married 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** and **2023 City of Nashville**, 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 17 day of February 2023.

GRANTOR:
VM Pronto 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 Guadalupe

Before me, Chris Ventura **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** Alyssia Ventura **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM Pronto LLC, the within named bargainor, a Limited Liability Company, and that such** Alyssia Ventura **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM Pronto LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**
3Witness my hand and seal, at office in Seguin**, this** 17 **day of** February**, 2023.**

Chris Vent
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: Hoan Bui 2605 Woodberry Drive Nashville, TN 37214 Property Addresses: 2605 Woodberry Drive Nashville, TN 37214 Mail tax bills to: Everett Financial, Inc dba Supreme Lending 14801 Quorum Drive, Suite 300 Dallas, TX 75254	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 $492,400.00, 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 21 day of February 2023. NOTARY PUBLIC Commission expires: 3/11/2026

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

Exhibit A

Land in Davidson County, Tennessee, being Lot 3 on the Plan of Price Subdivision, of record in Plat Instrument No. 20040629-0076757, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to VM Pronto, LLC, by Quitclaim Deed from Mesa Verde Assets, LLC, of record in Instrument No. 20211105-0148372, in the Register's Office of Davidson County, Tennessee, dated October 20, 2021 and recorded on November 05, 2021.
Property Address: 2605 Woodberry Drive, Nashville, TN 37214
Map/Parcel Number: 095 08 0 244.00

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 02/21/2023 (date of document).

Affiant Signature

2/24/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 24th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

