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

Karen Johnson Davidson County
Batch# 976463 DEEDWARRSP
03/02/2023 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,720.13
20230302-0015131

SPECIAL WARRANTY DEED

Effective as of **1st day of March, 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 **Steven R. Peltzer, 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** 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 28 day of ~~March~~ February 2023.

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

By: _____
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, Chris Ventura **of the state and county mentioned, personally appeared** Alyssa 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 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** Alyssa Ventura **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM Master Issuer LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand, at office, this 28 **day of** February**, 2023.**

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

Notary Signature
My commission expires: 2-24-2026

New Owner Name and Address to: Steven R. Peltzer 3843 Hutson Avenue, Nashville, TN 37216 Property Addresses: 3843 Hutson Avenue Nashville, TN 37216 Mail tax bills to: Steven R. Peltzer 3843 Hutson Avenue, Nashville, TN 37216	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 $464,900.00, 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 1st day of March 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 No. 179 on the plan of Maplewood Heights Subdivision, of record In Plat Book 547, Pages 103 and 104, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot fronts 100 feet on the Easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

Being a part of the same property conveyed to VM Master Issuer, LLC, by Quit Claim Deed from VM Pronto, LLC, of record in Instrument No. 20230126-0005944, in the Register's Office of Davidson County, Tennessee, dated January 25, 2023 and recorded on January 26, 2023.
Property Address: 3843 Hutson Avenue, Nashville, TN 37216
Map/Parcel Number: 061 10 0 029.00

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 3/1/2023 (date of document).

Affiant Signature

3/1/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 1st day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

