BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 977104 DEEDWARR
03/06/2023 09:49:24 AM 2 pgs
Fees: $13.00 Taxes: $1,435.60

20230306-0015687

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

WARRANTY DEED

Effective as of **3rd 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** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Alexander Burco Givant** 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: ** an unmarried man

Land in Davidson County, Tennessee, being Lot No. 36 on the plan of Section One, McMurray Woods Addition, as of record in Book 4675, Pages 6 and 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to VM Master Issuer, LLC, by Quitclaim Deed from Mesa Verde Assets, LLC, of record in Instrument No. 20230103-0000294, in the Register's Office of Davidson County, Tennessee, dated December 20, 2022, and recorded on January 03, 2023.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Michael Andrew Davis, Unmarried, of record in Instrument No. 20210908-0119911, in the Register's Office of Davidson County, Tennessee, dated July 23, 2021, and recorded on September 08, 2021.

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 homsoever. 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 2 day of March 2023

GRANTOR:

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

By: _____
Alyssia Ventura
Its: Authorized Signer

STATE OF Texas
COUNTY OF Williamson

Before me, a notary public of the state and county mentioned, personally appeared Alyssia Ventura **of VM Master Issuer, LLC, 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 signer of VM Master Issuer, LLC, the within named bargainor, a Limited Liability Company, and that such** Alyssia Ventura **of VM Master Issuer, LLC as such authorized signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as** VM Master Issuer, LLC

Witness my hand and seal, at office in Pflugerville, **this** 2 **day of** March, **2023.**

Chris Vent
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/ Mail tax bills to: Alexander Burco Givant 508 Hilson Court Nashville, TN 37211 **Property Address:** 508 Hilson Court Nashville, TN 37211 Parcel I.D. Numbers: 161-07-0-114	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 **$388,000.00,** 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 3rd day of March , 2023 _____ NOTARY PUBLIC Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON