Karen Johnson Davidson County
Batch# 978649 DEEDQC
03/09/2023 08:53:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20230309-0016928

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
ARVM 5, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

QUITCLAIM DEED

THIS DEED, made to be effective as of the 3rd day of March, 2023, is made and entered into by and between **VM Master Issuer, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 1st day of March, 2023.

GRANTOR:

VM MASTER ISSUER, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 1st day of March, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of VM MASTER ISSUER, LLC, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

Britney Ross
My Commission Expires
6/13/2026
Notary ID 133810214

_____
Notary Public

Commission Expires: 06/13/26

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer,is **$0.00**

AFFIANT:

ARVM 5, LLC

By: _____
Name: LLOYD E JONES JR
Title: AGENT

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 3rd day of March, 2023, by LLOYD E JONES JR, as Agent of VM Master Issuer, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

_____
Notary Public

Commission Expires: 04/02/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Being the West 50 feet of the East 110 feet of Lot No. 19 on the Map of Kennedy and Graves Plan of Monte Vista, of record in Plat Book 421, Page 143, Register's Office for Davidson County.

BEING the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20200103-0000294, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1209 MCALPINE AVE, NASHVILLE, TN 37216
PARCEL ID: 061-16-0-003.00
TITLE FILE NO: 8184567-2

TRACT 2:

Being Lot No. 33 on the Plan of Riverwood Heights Subdivision, of record in Plat Book 1835, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20200103-0000294, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 2307 DEMARIUS DR, NASHVILLE, TN 37216
PARCEL ID: 073-05-0-136.00
TITLE FILE NO: 8175684-2

TRACT 3:

Being Lot No. 37 on the plan of Eva-Mor Heights Subdivision, of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 37 fronts 65 feet on the east side of Graylynn Drive and runs back between lines 293.99 feet on the North Line and 292.03 feet on the South line to a dead line in the rear, and measures 51.43 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20200103-0000294, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 231 GRAYLYNN DR, NASHVILLE, TN 37214
PARCEL ID: 095-08-0-097.00
TITLE FILE NO: 8080648-2

Exhibit "A"
Legal Description(s)

TRACT 4:

BEING Lot 15 on the plan of GA. PICKUP'S ADDITION, of record in Plat Book 974, Page 43, 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 the same property conveyed to Grantor by deed recorded 01/26/2023 at Instrument No. 20230126-0005944, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 2406 N 16TH ST, NASHVILLE, TN 37206
PARCEL ID: 072 14 0 164.00
TITLE FILE NO: 8220223-2

TRACT 5:

Being Lot No. 3, on the Plan of Maplewood Heights, of record in Plat Book 4885, Page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20200103-0000294, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3852 SAUNDERS AVE, NASHVILLE, TN 37216
PARCEL ID: 061-10-0-110.00
TITLE FILE NO: 8080641-2

TRACT 6:

BEING Lot 37 on the plan of Third Revision of Section One, Banbury Crossing, of record at Plat Book 9700, Pages 536 and 537, 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 the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20200103-0000294, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 6312 Banbury Station, Brentwood, TN 37027
PARCEL ID: 172-09-0A-037.00
TITLE FILE NO: 8237000-2

Exhibit "A"
Legal Description(s)

TRACT 7:

Being Lot No. 112 on the Plan of West Meade Park, Inc., Section I, as shown on plat of record in Plat Book 2900, Page 103-104 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20200103-0000294, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 6640 Clearbrook Dr, Nashville, TN 37205
PARCEL ID: 129-06-0-038.00
TITLE FILE NO: 8146312-2

TRACT 8:

Unit B of the 916 Delmas Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210823-0113356, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 01/09/2023 at Instrument No. 20230109-0001544, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 916 Delmas Ave Unit B, NASHVILLE, TN 37216
PARCEL ID: 072091S00200CO
TITLE FILE NO: 8120532-2

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1209 MCALPINE AVE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 421, Page 143.

AS TO TRACT 2 (2307 DEMARIUS DR, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 1835, Page 42.

AS TO TRACT 3 (231 GRAYLYNN DR, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 1424, Page 149.

(2) Easements recorded in Book 4278, Page 4 and Book 4292, Page 60.

AS TO TRACT 4 (2406 N 16TH ST, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 974, Page 43.

(2) Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 721, Page 195; Book 1101, Page 64.

AS TO TRACT 5 (3852 SAUNDERS AVE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 4885, Page 27.

(2) Covenants, Conditions and Restrictions as set forth in Book 5043, Page 514, amended in Book 5093, Page 690, and in Book 5248, Page 408.

(3) Easement recorded in Book 4288, Page 307.

AS TO TRACT 6 (6312 BANBURY STATION, BRENTWOOD, TN 37027) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 9700, Pages 536 and 537.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded in Book 10369, Page 48; Book 10962, Page 516; Book 11218, Page 180 and Instrument No(s) 20010523-0053234; 20030728-0105031 and 20051020-0126681.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded in Book 11187, Page 575 and Instrument No(s) 20020610-00070239.

AS TO TRACT 7 (6640 CLEARBROOK DR, NASHVILLE, TN 37205) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 2900, Page 103-104.

AS TO TRACT 8 (916 DELMAS AVE UNIT B, NASHVILLE, TN 37216) ONLY:

Exhibit "B"
Permitted Exception(s)

(1) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210823-0113356, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, LLOYD E JONES JR, 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 03/03/2023 (date of document).

Affiant Signature

03/06/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 6th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/02/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157