Karen Johnson Davidson County
Batch# 981209 DEEDQC
03/15/2023 03:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230315-0018830

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 10th 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 8th 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 8th 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:

NANCY CASSELBERRY
Notary ID #130487070
My Commission Expires
February 17, 2024

_____
Notary Public

Commission Expires: 2/17/24

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: TONY JARVIS
Title: AGENT

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 10th day of March, 2023, by TONY JARVIS, as Agent of ARVM 5, 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 Lot 192, Phase 3, Brookview Subdivision, as shown on plat of record in Instrument No. 20050928-0116190, in the Register's Office, 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 09/07/2022 at Instrument No. 20220907-0100233, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 2815 Creekbend Dr, Nashville, TN 37207
PARCEL ID: 059 04 0A 092.00
TITLE FILE NO: 9060352-2

TRACT 2:

BEING Unit A 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 07/07/2021 at Instrument No. 20210707-0091554, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 916 Delmas Ave Unit A, Nashville, TN 37216
PARCEL ID: 072 09 1S 001.00
TITLE FILE NO: 8186906-2

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (2815 CREEKBEND DR, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Instrument No. 20050928-0116190, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (916 DELMAS AVE UNIT A, NASHVILLE, TN 37216) ONLY:

(1) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded in Instrument No. 20210823-0113356, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, TONY JARVIS, 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 03/10/2023 (date of document).

Affiant Signature

03/10/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th 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