Karen Johnson Davidson County
Batch# 984322 DEEDQC
03/24/2023 08:58:30 AM 14 pgs
Fees: $72.00 Taxes: $0.00
20230324-0021373

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 17th 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 14th 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 14th 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 TX Driver's License, 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:

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

_____
Notary Public

Commission Expires: 10/19/2023

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$0.00 (Total FMV: $7,394,700.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

ARVM 5, LLC

By: _____

Name: ROB NEWMAN

Title: AGENT FOR GRANTEE

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 21 day of March, 2023, by Rob Newman, 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: 4/2/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Unit A of the 1114 McGavock Pike Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20211202-0159790, as amended by Instrument No. 20220406-0039832 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.

COMMONLY KNOWN AS: 1114 MCGAVOCK PIKE, Nashville, TN 37216
PARCEL ID: 072-06-4O-001.00
TITLE FILE NO: 8258015-2

TRACT 2:

BEING the northerly 46.5 feet of Lot 136 on the plan of Benedict Land Co's Subdivision of the Lindsley Tract, of record in Plat Book 322, Page 40 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 part of Lot 136 fronts 46.5 feet on the easterly side of Stockell Street and runs back between parallel lines with the southerly margin of Douglas Avenue, 170 feet to an alley.

BEING the same property conveyed to Grantor by deed recorded 01/26/2023 at Instrument No. 20230126-0005944.

COMMONLY KNOWN AS: 1225 STOCKELL ST, NASHVILLE, TN 37207
PARCEL ID: 071-15-0-361.00
TITLE FILE NO: 8212952-2

TRACT 3:

Unit A of the 1523 Dugger Drive Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210924-0128608, as amended by Instrument No. 20210927-0129250 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.

COMMONLY KNOWN AS: 1523 Dugger Dr Unit A, Nashville, TN 37206
PARCEL ID: 072-16-4X-001.00
TITLE FILE NO: 8161288-2

Exhibit "A"
Legal Description(s)

TRACT 4:

BEING Lot 46 on the Plan of Section I, Henderson Gardens of record in Book 2900, Page 75, 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 01/26/2023 at Instrument No. 20230126-0005944.

COMMONLY KNOWN AS: 1810 WILLOW SPRINGS DR, NASHVILLE, TN 37216
PARCEL ID: 073-09-0-139.00
TITLE FILE NO: 8494546-2

TRACT 5:

BEING Lot 3 of the Dr. Z.C. Gammel's Subdivision of a Part of D.C. Buell's Tract located at the northeast corner of Antioch Pike and Avenel Avenue, according to plan of record in Book 2083, Page 73, Register's Office of Davidson County, Tennessee, more particularly described, follows: Lot 3 fronts 68.8 feet along the northerly side of Old Antioch Pike and runs back between lines 169.3 feet on the easterly side and 169.5 feet on the westerly side to a dead line in the rear and measures 68.8 line feet on said dead line.

BEING the same property conveyed to Grantor by deed recorded 01/26/2023 at Instrument No. 20230126-0005944.

COMMONLY KNOWN AS: 184 ANTIOCH PIKE, NASHVILLE, TN 37211
PARCEL ID: 133-02-0-201.00
TITLE FILE NO: 8498025-2

TRACT 6:

BEING Lot 85 of Castlewood Estates, Section 2, as in Plat Book 2331, Page 91 in the Register's Office for Davidson County, Tennessee, to which plan reference is herein made.

BEING the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20230103-0000294.

COMMONLY KNOWN AS: 2311 SELMA AVE, NASHVILLE, TN 37214
PARCEL ID: 084-15-0-023.00
TITLE FILE NO: 8164215-2

Exhibit "A"
Legal Description(s)

TRACT 7:

BEING Lot 50 on the plan of Rosebank Park, of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20230103-0000294.

COMMONLY KNOWN AS: 2508 SOLON DR, NASHVILLE, TN 37206
PARCEL ID: 083-04-0-058.00
TITLE FILE NO: 8154357-2

TRACT 8:

BEING Lot 90 on the plan of Fortland Park, Section 1, Addition 1, of record in Plat Book 2854, Page 68 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20230103-0000294.

COMMONLY KNOWN AS: 2805 PADEN DR, NASHVILLE, TN 37206
PARCEL ID: 083-15-0-065.00
TITLE FILE NO: 8117164-2

TRACT 9:

BEING Lot 8 on the plan of Oakland Acres, Section 1 of record in Plat Book 1424, Page 53 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.

COMMONLY KNOWN AS: 307 W Due West, Madison, TN 37115
PARCEL ID: 051-07-0-083.00
TITLE FILE NO: 8230895-2

Exhibit "A"
Legal Description(s)

TRACT 10:

BEING the east 40 feet of Lot 76 on the plan of J.B. Haynies Oriental Plan of Lots, recorded in Book 161, Pages 26 and 27 in the Register's Office for Davidson County, Tennessee. Said east part of Lot 76 fronts 40 feet on the north side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 40 feet on said line.

BEING the same property conveyed to Grantor by deed recorded 01/26/2023 at Instrument No. 20230126-0005944.

COMMONLY KNOWN AS: 333 Duke St, Nashville, TN 37207
PARCEL ID: 071-08-0-035.00
TITLE FILE NO: 8489981-2

TRACT 11:

BEING Lot 12 on the Plan of Param Heights, Section 1, of record in Plat Book 2133, Page 23, 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. 20230103-0000294.

COMMONLY KNOWN AS: 3721 Hewlett Dr, Nashville, TN 37211
PARCEL ID: 133-07-0-090.00
TITLE FILE NO: 8293887-2

TRACT 12:

BEING Lot 840 of Charlotte Park, Section 22, as of record in Plat Book 3700, Pages 67 and 68 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Said Lot 840 fronts 7 5.0 feet on the south side of Wilclay Drive and extends back 122.0 feet on the easterly line and 145.3 feet on the westerly line, to a dead line in the rear, measuring 78.52 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 01/03/2 023 at Instrument No. 20230103-0000294.

COMMONLY KNOWN AS: 415 WILCLAY DR, NASHVILLE, TN 37209
PARCEL ID: 102-04-0-140.00
TITLE FILE NO: 8216786-2

Exhibit "A"
Legal Description(s)

TRACT 13:

Unit B of the 434 Wingrove Street Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210728-0101465, as amended by Instrument No. 20210823-0113355 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.

COMMONLY KNOWN AS: 434 Wingrove Ave Unit B, Nashville, TN 37203
PARCEL ID: 105-11-2J-002.00
TITLE FILE NO: 8089699-2

TRACT 14:

BEING Lot 26 on the plan of Lindell Heights of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Grantor by deed recorded 01/26/2023 at Instrument No. 20230126-0005944.

COMMONLY KNOWN AS: 4813 LINDELL ST, NASHVILLE, TN 37216
PARCEL ID: 061-03-0-105.00
TITLE FILE NO: 8256308-2

TRACT 15:

BEING Lot 33 on the plan of McMurray Woods Addition, Section 1, of record in Plat Book 4675, Pages 6 and 7 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particularly description of said property.

BEING the same property conveyed to Grantor by deed recorded 01/26/2023 at Instrument No. 20230126-0005944.

COMMONLY KNOWN AS: 509 HILSON CT, NASHVILLE, TN 37211
PARCEL ID: 161-07-0-111.00
TITLE FILE NO: 8213155-2

Exhibit "A"
Legal Description(s)

TRACT 16:

BEING Lot 462 on the plan of Whispering Hills, Section 2-C of record in Plat Book 2663, Pages 66 and 67 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.

COMMONLY KNOWN AS: 533 NORTHCREST DR, NASHVILLE, TN 37211
PARCEL ID: 147-11-0-093.00
TITLE FILE NO: 8216250-2

TRACT 17:

BEING Lot 40 on the plan of Crieve Hall Estates, Section 1 Revised, of record in Plat Book 1835, Page 122, 123 and 124, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Grantor by deed recorded 01/03/2023 at Instrument No. 20230103-0000294.

COMMONLY KNOWN AS: 608 HOGAN RD, NASHVILLE, TN 37220
PARCEL ID: 146-11-0-083.00
TITLE FILE NO: 8298023-2

TRACT 18:

BEING Lot 2 and the easterly half of Lot 3 on the plan of Broadmoor, Block E of record in Plat Book 547, Pages 161 and 162 in the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot 2 fronts 50 feet on the northerly side of Gwynn Drive and runs back between parallel lines, 150 feet to a dead line. Said part of Lot 3 fronts 25 feet on the northerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Grantor by deed recorded 01/26/2023 at Instrument No. 20230126-0005944.

COMMONLY KNOWN AS: 997 GWYNN DR, NASHVILLE, TN 37216
PARCEL ID: 061-07-0-112.00
TITLE FILE NO: 8211764-2

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1114 MCGAVOCK PIKE, NASHVILLE, TN 37216) ONLY:

(1) Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20211202-0159790, as amended at Instrument No. 20220406-0039832, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (1225 STOCKELL ST, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 322, Page 40.

AS TO TRACT 3 (1523 DUGGER DR UNIT A, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map/plat recorded at Book 1424, Page 10 2, in the Register's Office of Davidson County, Tennessee.

(2) Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20210924-0128608, as amended at Instrument No. 20210927-0129250, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (1810 WILLOW SPRINGS DR, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2900, Page 75.

AS TO TRACT 5 (184 ANTIOCH PIKE, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2083, Page 73.

AS TO TRACT 6 (2311 SELMA AVE, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2331, Page 91.

AS TO TRACT 7 (2508 SOLON DR, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 26.

AS TO TRACT 8 (2805 PADEN DR, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2854, Page 68.

(2) Covenants, Conditions and Restrictions as set forth in Book 2963, Page 618.

(3) Easement recorded in Book 7629, Page 359.

AS TO TRACT 9 (307 W DUE WEST, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1424, Page 53.

AS TO TRACT 10 (333 DUKE ST, NASHVILLE, TN 37207) ONLY:

Exhibit "B"
Permitted Exception(s)

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 161, Page 26.

AS TO TRACT 11 (3721 HEWLETT DR, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2133, Page 23.

AS TO TRACT 12 (415 WILCLAY DR, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3700, Pages 67 and 68.

(2) Covenants, Conditions and Restrictions as set forth in Book 4017, Page 699.

(3) Terms and provisions of that Agreement recorded in Book 2593, Page 566.

AS TO TRACT 13 (434 WINGROVE AVE UNIT B, NASHVILLE, TN 37203) ONLY:

(1) Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20210728-0101465, as amended at Instrument No. 20210823-0113355, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 14 (4813 LINDELL ST, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 14.

(2) Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1876, Page 156.

(3) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1786, Page 369.

AS TO TRACT 15 (509 HILSON CT, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4675, Pages 6 and 7.

AS TO TRACT 16 (533 NORTHCREST DR, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2663, Pages 66 and 67.

AS TO TRACT 17 (608 HOGAN RD, NASHVILLE, TN 37220) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 122, 123 and 124.

(2) Covenants, Conditions and Restrictions as set forth in Book 2046, Page 88.

AS TO TRACT 18 (997 GWYNN DR, NASHVILLE, TN 37216) ONLY:

Exhibit "B"
Permitted Exception(s)

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 547, Pages 161 and 162.

Tennessee Certification of Electronic Document

I, ROB NEWMAN, 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 3/14/2023 (date of document).

Affiant Signature

3-21-2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21 day of March, 20 23.

Notary's Signature

MY COMMISSION EXPIRES: 4/2/2025

NOTARY'S SEAL

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