Karen Johnson Davidson County
Batch# 997285 DEEDQC
04/28/2023 08:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230428-0031275

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

New Owner Name and Mailing Address:
MUPR 3 ASSETS, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

QUITCLAIM DEED

THIS DEED, made to be effective as of the 4th day of November, 2022, is made and entered into by and between **MUPR 3 ASSETS, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **VM PRONTO, 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 all easements and/or restrictions of record, if any.

EXECUTED by the undersigned this 21st day of November, 2022.

SIGNED, SEALED AND DELIVERED in the presence of:

Witness
Print Name: Stuart A. Giegling

Witness
Print Name: Chelsey B Kidd

GRANTOR:

MUPR 3 ASSETS, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By:
Name: Michelle Giegling
Title: Authorized Signer

COMMONWEALTH OF VIRGINIA §
§
COUNTY OF CHESTERFIELD §

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ remote online notarization, this 21st day of November, 2022, by Michelle Giegling, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer for MUPR 3 ASSETS, LLC, on behalf of the company.

☒ Personally Known, or ☐ Identification Produced (_____)

SEAL:

CHELSEY B KIDD
NOTARY PUBLIC
REG # 7674012
MY COMMISSION EXPIRES
3/31/2024
COMMONWEALTH OF VIRGINIA

Notary Public
Commission Expires: 3/31/2024
☐ Online Notary

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 **$10.00**,

AFFIANT:

VM PRONTO, LLC

By: _____
Name: TONY JARVIS
Title: AGENT

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 4TH day of November, 2022, by TONY JARVIS, as Agent of VM PRONTO, 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:

_____
Notary Public
Commission Expires: 04/02/2025

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

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 291 on the plan of SECTION 13, PEPPERTREE FOREST, of record at Plat Book 8250, Page 119, 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 09/17/2021 at Instrument 20210917-0125162 in said Register's Office.

COMMONLY KNOWN AS: 4936 Peppertree Dr, Antioch, TN 37013
PARCEL ID: 165 14 0 135.00
TITLE FILE NO: 8120269-1

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 11/4/2022 (date of document).

Affiant Signature

11/4/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 4TH day of NOVEMBER, 2022.

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