Return To
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
16770

Karen Johnson Davidson County
Batch# 1000405 DEEDWARR
05/08/2023 09 03 04 AM 2 pgs
Fees $13.00 Taxes $2,294 00
20230508-0033809

WARRANTY DEED

Effective as of **4th day of May, 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 Pronto LLC** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Beimal Abdi Yazdanparast and Heewa Yazdanparast*** 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:

*husband and wife

Being Lot No. 87 on the Plan of A.B. Hill's Subdivision of the Plat Lands, as of record in Book 332, Page 65, Register's office for Davidson County, Tennessee. Said Lot no. 87 fronts 40 feet on the southerly side of Summit Avenue and runs back between parallel lines along the westerly margin of 11th Avenue 150 feet to an alley.

Being the same property conveyed to VM Pronto, LLC, a Delaware Limited Liabilty Company by deed of record in Instrument No. 20220310-0027790, Register's Office for Davidson County, Tennessee.

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 whomsoever. 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 3 day of May 2023

GRANTOR.

VM Pronto, LLC
By Main Street Renewal, LLC
Its: Authorized Signatory

By: Kelly A Hallford
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Travis

Before me, as notary public of the state and county mentioned, personally appeared Kelly A. Hallford **, 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** Kelly A. Hallford **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM PRONTO, LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such** Kelly A. Hallford **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM PRONTO, LLC, a Delaware Limited Liability Company, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand and seal, at office in Travis, TX **, this** 3 **day of** May **, 2023.**

Notary Signature
My commission expires: 08/09/2025

ALYSSIA VENTURA
Notary Public, State of Texas
Comm. Expires 08-09-2025
Notary ID 129419583

New Owner Name and Address to/ Mail tax bills to: Beimal Abdi Yazdanparast 1208 Lipscomb Dr. Brentwood, TN 37027 **Property Address:** 1101 Summit Avenue Nashville TN 37203 Parcel I D Numbers 105-05-0-231	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 **$620,000.00**, 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 4 day of May , 2023 NOTARY PUBLIC Commission expires

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05 09 2026