Prepared by and return to:
Forwarding Address:
Andrew David Mixson and
Gwyneth Briggs Mixson
979 Greenland Dr.
Nashville, TN
37204

Summit Title & Escrow, LLC
6263 Poplar Avenue, 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1006781 DEEDWARR
05/23/2023 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20230523-0038835

WARRANTY DEED

Effective as of **11th 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 **Andrew David Mixson and Gwyneth Briggs Mixson** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Greerland Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Greerland Townhomes, a Horizontal Property Regime, of record in Instrument Number 20060914-0114202, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to VM Pronto, LLC by Quitclaim deed from Mesa Verde Assets, LLC of record in Instrument No. 20211105-0148372 Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on November 05, 2021.

This real property being all or part of the property conveyed by deed of record by the grantor in Instrument No. 20211105-014372, in the Register's Office of 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**, 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 10 day of May 2023

GRANTOR:
VM Pronto, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Alyssia Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, personally appeared Alyssia Ventura, **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** Alyssia Ventura **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of** VM Pronto, LLC, **the within named bargainor, a Limited Liability Company, and that such** Alyssia Ventura **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of** VM Pronto, LLC, **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 Pflugerville, **this** 10 **day of** May, **2022.** 23

Chris Ventura
Notary Signature

Printed Name: Chris Ventura

My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133603987

New Owner Name and Address to/ Mail tax bills to: Andrew David Mixson **Property Address:** 979 Greerland Drive Nashville, TN 37204 Parcel I.D. Numbers: 132-01-0D-001-00	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 **$750,000.00,** 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 10 day of May, 2023 _____ NOTARY PUBLIC Commission expires:

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **5/15/2023** (date of document).

Affiant Signature

5/15/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **May**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

