Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Avenue, 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1009287 DEEDWARR
05/31/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20230531-0040896

WARRANTY DEED

Effective as of **30th 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 **Hemn Mohammadpour and Mina Khezri, husband and wife, as joint tenants with right of survivorship** 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:

Land in Davidson County, Tennessee being Lot No. 218 on the Cane Ridge Farms-Phase Four, as shown of record in Instrument No. 20030721-0101773 and Surveyor's Certificate of Correction record in Instrument No. 20040715-0084333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to VM Pronto, LLC, a Delaware Limited Liability Company, by Warranty Deed from Eric Stevenson and Andrea K. Stevenson, husband and wife, of record in Instrument No. 20221012-0111883, in the Register's Office of Davidson County, Tennessee, dated October 07, 2022 and recorded on October 12, 2022.

Being the same property conveyed to Eric Stevenson, unmarried, by Warranty Deed from The Craig Company, a Tennessee Corporation, of record in Instrument No. 20050113-0004770, in the Register's Office of Davidson County, Tennessee, dated December 17, 2004 and recorded on January 13, 2005.

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 Antioch**, 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 26 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 Texas, **this** 26 **day of** May, **2023.**

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 133609987

New Owner Name and Address to/ Mail tax bills to: Hemn Mohammadpour 112 Patrice Terrace Buffalo, NY 14221 **Property Address:** 2528 Kanlow Drive Antioch, TN 37013 Parcel I.D. Numbers: 174 11 0A 197.00	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 **$428,000.00,** 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 30 day of May, 2023 _____ NOTARY PUBLIC

L.A. QUINN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-1-2027

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 May 30th, 2023 (date of document).

Affiant Signature

May 31st, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025