Karen Johnson Davidson County
Batch# 1009312 DEEDWARR
05/31/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20230531-0040933

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

WARRANTY DEED

Effective as of **24th 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, a Delaware Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Paul V. Lauricella, an unmarried man,** 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:

Being Lot No. 76 on the Plan of Section Two, Donelson Meadows, of record in Book 2133, Page 100 and 101, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

INCLUDED in the above description but EXCLUDED from this conveyance is portion of tract described according to a survey known as State of Tennessee Project 19076-2306-04, Briley Parkway.
Beginning at the rear corner of Lot No. 76 and 77 as shown on said plan; thence South 32 degrees 43' 32" West 61.9 feet along the lot line between Lot No. 76 and 77 to a point on the West margin of Briley Parkway; thence South 50 degrees 43' 19" East 63.3 feet along the West margin of Briley Parkway to a point; thence South 41 degrees 23' 30" East 97.5 feet along the West margin of Briley Parkway to a point on the line between Lot Nos. 75 and 76; thence North 55 degrees 15' 43" East 230.2 feet along the lot line between Lot Nos. 75 and 76 to a point at the rear corner of said Lots; thence North 82 degrees 22' 38" West 270.1 feet along the rear line of Lot No. 76 to the point of beginning.

Being the same property conveyed to VM Pronto LLC, a Delaware limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20220207-0013799, in the Register's Office of Davidson County, Tennessee, dated January 12, 2022 and recorded on February 07, 2022.

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 23rd day of May 2023

GRANTOR:

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

By: Michelle Gooding
Its: Authorized Signatory

STATE OF Virginia
COUNTY OF Chesterfield

Before me, as notary public of the state and county mentioned, personally appeared Michelle Gooding **, 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 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** Michelle Gooding **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 Chesterfield VA**, this** 24th **day of** May **, 2023.**

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

Notary Signature
My commission expires: 3/31/2024

New Owner Name and Address to/ Mail tax bills to: Paul V. Lauricella 107 Graeme Drive Nashville, TN 37214 **Property Address:** 2132 Brookview Drive Nashville, TN 37214 Parcel I.D. Numbers: 084-10-0-078	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 **$399,900.00,** 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 24 day of May, 2023 NOTARY PUBLIC Commission expires: 3/11/2026

CASSIE TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

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 24th, 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