Karen Johnson Davidson County
Batch# 1030112 DEEDQC
07/24/2023 02:53:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20230724-0056998

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

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

New Owner Name and Mailing Address:
VM Master Issuer, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

QUITCLAIM DEED

THIS DEED, made to be effective as of the 21st day of July, 2023, is made and entered into by and between **Mesa Verde Assets, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **VM Master Issuer, 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 the Permitted Exceptions identified on Exhibit "B" attached hereto.

EXECUTED by the undersigned this 14th day of July, 2023.

GRANTOR:

MESA VERDE ASSETS, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 14th day of July, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of MESA VERDE ASSETS, LLC, who ☐ is personally known to me, or ☒ has produced TX Driver's License, as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

_____
Notary Public

Commission Expires: 10/19/2023

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 **$0.00**

AFFIANT:

VM Master Issuer, LLC

By: _____
Name: LLOYD E JONES JR
Title: AGENT

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 21st day of July, 2023, by Lloyd E. Jones Jr, as Agent of VM Master Issuer, 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:

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

_____
Notary Public

Commission Expires: 04/02/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. A on the Plan of Re-Subdivision of Lots 5 and 6, Ira Crandalls Subdivision of Lots 4 and 15, Buena Vista of record in Plat Book 4460, Page 102, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 07/09/2021 at Instrument 20210709-0092683 in said Register's Office.

COMMONLY KNOWN AS: 2009 12TH AVE N, NASHVILLE, TN 37208
PARCEL ID: 081-07-0-099.00
TITLE FILE NO: 8007402-1

TRACT 2:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Yarbrough's Subdivision, of record in Plat Book 161, Page 104, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 08/06/2021 at Instrument 20210806-0106492 in said Register's Office.

COMMONLY KNOWN AS: 2306 WHITE AVE, NASHVILLE, TN 37204
PARCEL ID: 105-14-0-229.00
TITLE FILE NO: 8172738-1

TRACT 3:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled T. M. Steger's Clifton Pike Subdivision of the Barrow Place, of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Grantor by deed recorded 12/02/2021 at Instrument 20211202-0159370 in said Register's Office.

COMMONLY KNOWN AS: 2820 TORBETT ST, NASHVILLE, TN 37209
PARCEL ID: 092-10-0-089.00
TITLE FILE NO: 8406750-1

Exhibit "A"
Legal Description(s)

TRACT 4:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section 3, Hillhurst Acres of record in Plat Book 2331, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 11/23/2021 at Instrument 20211123-0155345 in said Register's Office.

COMMONLY KNOWN AS: 2923 Hillhurst Dr, Nashville, TN 37207
PARCEL ID: 060-07-0-136.00
TITLE FILE NO: 8395760-1

TRACT 5:

Being Lot No. 42 on the Plat of Section 3, Hickory Valley Subdivision, of Recorded in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal descriptions.

BEING the same property conveyed to Grantor by deed recorded 03/23/2022 at Instrument 20220323-0033672 in said Register's Office.

COMMONLY KNOWN AS: 308 ASH GROVE CT, NASHVILLE, TN 37211
PARCEL ID: 162-05-0-196.00
TITLE FILE NO: 8608392-1

TRACT 6:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lindell Heights, as of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

BEING the same property conveyed to Grantor by deed recorded 12/21/2021 at Instrument 20211221-0168216 in said Register's Office.

COMMONLY KNOWN AS: 4832 LINDELL ST, NASHVILLE, TN 37216
PARCEL ID: 061-03-0-090.00
TITLE FILE NO: 8378720-1

Exhibit "A"
Legal Description(s)

TRACT 7:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Whispering Hills, Section 5, of record in Plat Book 3300, Page 11, as amended in Book 6812, Page 118, in the Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Grantor by deed recorded 05/18/2022 at Instrument 20220518-0057524 in said Register's Office.

COMMONLY KNOWN AS: 4932 Aquatic Rd, Nashville, TN 37211
PARCEL ID: 147-16-0-015.00
TITLE FILE NO: 8551638-1

TRACT 8:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Section Four, Huntington Park, as of record in Plan Book 4460, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Grantor by deed recorded 11/22/2021 at Instrument 20211122-0154914 in said Register's Office.

COMMONLY KNOWN AS: 548 TOBYLYNN DR, NASHVILLE, TN 37211
PARCEL ID: 161-11-0-074.00
TITLE FILE NO: 8377861-1

Exhibit "A"
Legal Description(s)

TRACT 9:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot front 60 feet on the North side of Oakmont Circle and runs back 93 feet on the East line and 123 feet on the West line to a dead line in the rear on which it measures 67.1 feet.

BEING the same property conveyed to Grantor by deed recorded 11/08/2021 at Instrument 20211108-0149123 in said Register's Office.

COMMONLY KNOWN AS: 5502 OAKMONT CIR, NASHVILLE, TN 37209
PARCEL ID: 103-07-0-005.00
TITLE FILE NO: 8382723-1

TRACT 10:

Being Lot 1, Section Two, Laurel Acres, as shown on plat of record in Plat Book 2133, Page 122, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particularly description of said property.

BEING the same property conveyed to Grantor by deed recorded 08/26/2021 at Instrument 20210826-0115100 in said Register's Office.

COMMONLY KNOWN AS: 63 WHITSETT RD, NASHVILLE, TN 37210
PARCEL ID: 119-06-0-244.00
TITLE FILE NO: 8198053-1

TRACT 11:

Lot 276, Section VII, on the Plan of Gra-Mar Acres Subdivision, as shown of record in Book 2331, Page 80, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Grantor by deed recorded 09/15/2021 at Instrument 20210915-0123914 in said Register's Office.

COMMONLY KNOWN AS: 704 Marswen Dr, Nashville, TN 37216
PARCEL ID: 061-02-0-036.00
TITLE FILE NO: 8209471-1

Exhibit "A"
Legal Description(s)

TRACT 12:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of L.C. Thuss' Subdivision of a Part of the Barrow Lands, of record in Book 547, Page 102, Register's Office for said County.

Said Lot No. 17 fronts 40 feet on the westerly side of 28th Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Grantor by deed recorded 12/08/2021 at Instrument 20211208-0162833 in said Register's Office.

COMMONLY KNOWN AS: 707 28TH AVE N, NASHVILLE, TN 37208
PARCEL ID: 092-06-0-377.00
TITLE FILE NO: 8429487-1

TRACT 13:

Land in Davidson County, Tennessee, being the North 41 feet of Lot 12, LENACOURT, Book 1835, Page 8, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 03/30/2021 at Instrument 20210330-0041463 in said Register's Office.

COMMONLY KNOWN AS: 815 LENA ST, NASHVILLE, TN 37208
PARCEL ID: 092-06-0-434.00
TITLE FILE NO: 7868394-1

TRACT 14:

Being Lot No. 36 on the Plan of The Nashville Housing Authority Subdivision Number One, of record in Book 3700, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 57.5 feet on the Easterly margin of Joseph Avenue and runs back between parallel lines 135.7 feet to an alley dedication.

BEING the same property conveyed to Grantor by deed recorded 07/08/2022 at Instrument 20220708-0079017 in said Register's Office.

COMMONLY KNOWN AS: 829 JOSEPH AVE, NASHVILLE, TN 37207
PARCEL ID: 082-07-0-523.00
TITLE FILE NO: 8732354-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (2009 12TH AVE N, NASHVILLE, TN 37208) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4460, Page 102.

AS TO TRACT 2 (2306 WHITE AVE, NASHVILLE, TN 37204) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3842, Page 17 and Plat Book 161, Page 104.

AS TO TRACT 3 (2820 TORBETT ST, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 421, Page 112.

AS TO TRACT 4 (2923 HILLHURST DR, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2331, Page 86.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2485, Page 306 and Book 9669, Page 748.

(3) Deed of Conveyance for Water Mains of record in Book 2447, Page 583, in the Register's Office for Davidson County, Tennessee.

AS TO TRACT 5 (308 ASH GROVE CT, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4460, Page 86.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4522, Page 526; Book 4522, Page 528 and Book 5967, Page 773.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 6 (4832 LINDELL ST, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 14.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1876, Page 156.

AS TO TRACT 7 (4932 AQUATIC RD, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3300, Page 11.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 3255, Page 587.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 6346, Page 582.

AS TO TRACT 8 (548 TOBYLYNN DR, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4460, Page 74.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4580, Page 487.

AS TO TRACT 9 (5502 OAKMONT CIR, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2083, Page 40.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2152, Page 121 and Book 2195, Page 256.

(3) Deed of Conveyance (for water mains) to the City of Nashville of record in Book 2290, Page 293.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 10 (63 WHITSETT RD, NASHVILLE, TN 37210) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2133, Page 122 and Plat Book 2133, Page 48.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 82, Page 578.

AS TO TRACT 11 (704 MARSWEN DR, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2331, Page 80.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2481, Page 129.

AS TO TRACT 12 (707 28TH AVE N, NASHVILLE, TN 37208) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 547, Page 102.

AS TO TRACT 13 (815 LENA ST, NASHVILLE, TN 37208) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 8.

AS TO TRACT 14 (829 JOSEPH AVE, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3700, Page 42.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 3368, Page 23 and Book 3994, Page 934.

Tennessee Certification of Electronic Document

I, LLOYD E. JONES, 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 07/21/2023 (date of document).

Affiant Signature

07/21/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 21ST day of JULY, 2023.

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