Karen Johnson Davidson County
Batch# 1030112 DEEDQC
07/24/2023 02:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230724-0056999

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 **VM Pronto, 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:

VM PRONTO, 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 VM PRONTO, 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:

_____
Notary Public

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

Commission Expires: 04/02/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 2 on the plan of SUBDIVISION OF THE BRADFORD & MCCLURE LANDS, NOT OF RECORD, BEING A SUBDIVISION OF LOTS 61, 62, AND 63 ON THE PLAN OF BROWNSVILLE, of record in Plat Book 21, Page 9, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 11/05/2021 at Instrument 20211105-0148372 in said Register's Office.

COMMONLY KNOWN AS: 1422 RIVERSIDE Unit A, NASHVILLE, TN 37206
PARCEL ID: 083-03-2I-002.00
TITLE FILE NO: 8143504-1

TRACT 2:

Land in Davidson County, Tennessee, being parts of Lots No. 3 and 4 in the Subdivision of Wesley Hyde Property, as of record in Minute Book 66, Page 15, of the Chancery Court for Davidson County, Tennessee, described according to a copy of survey thereof made by John M. Sullivan, dated October 9, 1948, as follows:

Beginning at a point in the Easterly margin of 24th Avenue North at the intersection of Lacy Street, as shown on said survey; thence along the Easterly margin of said Avenue, Northerly 53 feet; thence Easterly 150 feet; thence Southerly 53 feet to the North margin of Lacy Street; thence Westerly along the North margin of Lacy Street, 150 feet to the beginning.

BEING the same property conveyed to Grantor by deed recorded 02/18/2022 at Instrument 20220218-0019532 in said Register's Office.

COMMONLY KNOWN AS: 2010 24th Ave N, Nashville, TN 37208
PARCEL ID: 081-06-0-350.00
TITLE FILE NO: 8535103-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1422 RIVERSIDE UNIT A, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 21, Page 9 and a survey recorded May 22, 1850 as Instrument No. 9, in the Register's Office of Davidson County, Tennessee.

(2) The effect, if any, of the Order(s) recorded at Instrument No(s). 20210709-0092699, in the Office of the Register of Deeds for Davidson County, Tennessee, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (2010 24TH AVE N, NASHVILLE, TN 37208) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 66, Page 15.

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