Karen Johnson Davidson County
Batch# 1033005 DEEDQC
08/01/2023 12:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230801-0059325

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 28th 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 27th 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 27th 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 28th 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. 2, Plan of Dr. Z.C. Gammel's Subdivision of a part of D.C. Buell's Tract of record in Plat Book 2083, Page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Grantor by deed recorded 11/04/2022 at Instrument No. 20221104-0119082 in said Register's Office.

COMMONLY KNOWN AS: 182 ANTIOCH PIKE, NASHVILLE, TN 37211
PARCEL ID: 133-02-0-202.00
TITLE FILE NO: 9216708-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (182 ANTIOCH PIKE, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2083, Page 73.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2248, Page 47.

Tennessee Certification of Electronic Document

I, LLOYD E JONES JR, 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 7/28/2023 (date of document).

Affiant Signature

7/28/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 28th 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