Karen Johnson Davidson County
Batch# 1034720 DEEDWARRSP
08/04/2023 02:54:30 PM 7 pgs
Fees: $38.00 Taxes: $3,088.44
20230804-0060556

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:
ALTO Asset Company 5, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 28th day of July, 2023, is made and entered into by and between **VM Master Issuer, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **ALTO Asset Company 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 9th day of May, 2023.

GRANTOR:

VM MASTER ISSUER, LLC

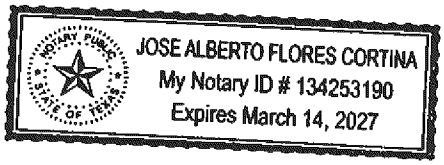
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 9th day of May, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of VM MASTER ISSUER, LLC, who ☒ is personally known to me, or ☐ has produced _____, as identification, 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:



Jose Alberto Flores Cortina
Notary Public

Commission Expires: 03/14/2027

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$834,714.84**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

ALTO Asset Company 5, LLC

By: _____

Name: Micheal Krivoski

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 28th day of July, 2023, by Micheal Krivoski, as Agent of ALTO Asset Company 5, 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
LLOYD E JONES JR. - Notary Public
Lawrence County
My Commission Expires September 29, 2026
Commission Number 1425685

_____
Notary Public

Commission Expires: 9/29/2026

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot No. 7, as shown on the Plan of Resubdivision of Lots 11-20 A.B. Spains Lischey Garden, said Plan of Resubdivision being of record in Book 4300, Page 82, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 08/09/2022 at Instrument No. 20220809-0090595 in said Register's Office.

COMMONLY KNOWN AS: 1404 Crockett Ct, Nashville, TN 37207
PARCEL ID: 071-16-0-415.000
TITLE FILE NO: 8854827-1

TRACT 2:

Being Lot No. 582 on the Plan of Cloverhill, Section VIII of record in Plat Book 2331, Page 10, 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 07/06/2022 at Instrument 20220706-0077919 in said Register's Office.

COMMONLY KNOWN AS: 616 Gailwood Lane, Nashville, TN 37214
PARCEL ID: 096-11-0-038.00
TITLE FILE NO: 8843864-2

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1404 CROCKETT CT, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 4300, Page 82.

AS TO TRACT 2 (616 GAILWOOD LANE, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2331, Page 10.

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 07/28/2023 (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