Karen Johnson Davidson County
Batch# 1034720 DEEDWARRSP
08/04/2023 02:54:30 PM 11 pgs
Fees: $58.00 Taxes: $10,660.25
20230804-0060557

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 Pronto, 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 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 9th day of May, 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 _____, 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

JOSE ALBERTO FLORES CORTINA
My Notary ID # 134253190
Expires March 14, 2027

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 **$2,881,149.05**, 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: Michael Krivoski

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 28th day of July, 2023, by Michael 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:

Being Lot No. 30 of Block "B" of the Map of East Lawn, as of record in Book 547, Page(s) 153 and 154, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on the North side of McKinley Street and runs back between parallel lines 120 feet to a dead line.

BEING the same property conveyed to Grantor by deed recorded 02/06/2023 at Instrument No. 20230206-0008598 in said Register's Office.

COMMONLY KNOWN AS: 113 C Mckinley St, Madison, TN 37115
PARCEL ID: 034-13-0-128.00
TITLE FILE NO: 9405996-1

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 215 on the plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page 405, amended in Book 6900, Pages 550, 551 and 552, and Certificate of Correction in Book 7462, Page 445, and Book 8110, Page 401, and amended to change name of record in Book 8181, Page 112, said Register's Office.

Said Lot No. 215 fronts 52.00 feet on the Westerly margin of Aaronwood Drive and extends back 140.00 feet on the Northerly line and 147.07 feet to the Southerly line to a dead line in the rear, measuring 75.22 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 03/09/2022 at Instrument No. 20220309-0027007 in said Register's Office.

COMMONLY KNOWN AS: 1469 Aaronwood Dr, Old Hickory, TN 37138
PARCEL ID: 063-16-0B-133.00
TITLE FILE NO: 8551410-1

Exhibit "A"
Legal Description(s)

TRACT 3:

BEING part of Lot No. 292 on the North Nashville Real Estate Company's Plan of Lots in Nashville, Tennessee, a plan of which is of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, describes as follows:

Beginning at a point in the Southwesterly margin of Delta Ave., at the common corner of Lots 292 and 294; thence with the line between said lots, South 42 degrees 38' 45" West 134.40 feet to the right of way of Interstate Highway I-265; thence with said right of way North 69 degrees 18' 48" West 53 feet, more or less, to a point in the line between Lots No. 290 and 292; thence with the line between said two lots Northeastwardly 155 feet, more or less, to the Southwesterly margin of said Delta Avenue; thence with the same Southeastwardly 50 feet to the beginning.

BEING the same property conveyed to Grantor by deed recorded 09/17/2021 at Instrument No. 20210917-0125163 in said Register's Office.

COMMONLY KNOWN AS: 1705 Delta Ave, Nashville, TN 37208
PARCEL ID: 081-12-0-045.00
TITLE FILE NO: 7233258-1

TRACT 4:

BEING Lot 116 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Grantor by deed recorded 08/31/2022 at INST# 20220831 in said Register's Office.

COMMONLY KNOWN AS: 255 Willow Lane, Nashville, TN 37211
PARCEL ID: 148-01-0-044.00
TITLE FILE NO: 8994252-2

Exhibit "A"
Legal Description(s)

TRACT 5:

BEING Lot 8 on the plan of SECTION 2, HARBOUR TOWN VILLAGE, of record at Plat Book 4675, Page(s) 146 and 147, 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 09/17/2021 at Instrument No. 20210917-0125162 in said Register's Office.

COMMONLY KNOWN AS: 2916 High Rigger Dr, Nashville, TN 37217
PARCEL ID: 150-03-0-010.00
TITLE FILE NO: 8016611-1

TRACT 6:

BEING Lot 31 on the plan of PEPPERTREE FOREST, SECTION ONE (REVISED), of record in Plat Book 6900, Pages 973 through 975, inclusive, 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 No. 20211105-0148371 in said Register's Office.

COMMONLY KNOWN AS: 4757 Greystone St, Antioch, TN 37013
PARCEL ID: 165-14-0-070.00
TITLE FILE NO: 8095921-1

TRACT 7:

Being Lot No. 8 on the plan of Section One, Hampton Hall, of record in Plat Book 9700, Page(s) 290 and 291, 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 03/10/2022 at Instrument No. 20220310-0027976 in said Register's Office.

COMMONLY KNOWN AS: 6132 Hampton Hall Way, Hermitage, TN 37076
PARCEL ID: 098-05-0A-008.00
TITLE FILE NO: 8582419-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (113 C MCKINLEY ST, MADISON, TN 37115) ONLY:

(1) All matters as reference on the map(s)/plat(s) recorded in Book 547, Page(s) 153 and 154, Register's Office for Davidson County, Tennessee.

AS TO TRACT 2 (1469 AARONWOOD DR, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page(s) 405.

(2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hampton Park (formerly Chitwood Downs), A Planned Unit Development, as recorded in Plat Book 6900, Page(s) 550 thru 552 and Certificate of Correction recorded in Book 7462, Page 445 and Amendment recorded in Book 8181, Page 112.

(3) Declaration of Covenants, Conditions and Restrictions recorded in Book 7351, Page 852, as amended in Book 7451, Page 739 and Book 8336, Page 393.

(4) Easement for Flowage, recorded in Book 2247, Page 75.

(5) Easement for Water and/or sewer distribution system, recorded in Book 7460, Page 930 and Book 7489, Page 515.

(6) Easement for Public Utilities, recorded in Book 8007, Page 235 and Book 8657, Page 179.

(7) Easement recorded in Book 8951, Page 797.

(8) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11030, Page 740; Book 11030, Page 743 and Book 11030, Page 785.

(9) Charter recorded in Book 7431, Page 204; Book 8517, Page 762 and amended in Book 8833, Page 216.

(10) Quitclaim Deed for Open Space recorded in Book 8207, Page 276.

AS TO TRACT 3 (1705 DELTA AVE, NASHVILLE, TN 37208) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 21, Page 105.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 4 (255 WILLOW LANE, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3300, Page 84.

(2) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3460, Page 295.

(3) Easement as contained in that certain instrument as recorded in Book 9437, Page 941.

AS TO TRACT 5 (2916 HIGH RIGGER DR, NASHVILLE, TN 37217) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4675, Page(s) 146 and 147.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4806, Page 87 and Book 4931, Page 667.

AS TO TRACT 6 (4757 GREYSTONE ST, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Pages 973-975.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7982, Page 736 and Book 8757, Page 639.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 7 (6132 HAMPTON HALL WAY, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page(s) 290-291.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10278, Page 257; Supplementary recorded in Book 10301, Page 184; amended in Book 10444, Page 460; and Book 10640, Page 947; and Notice of Invalid Amendment recorded in Instrument No. 20210202-0015066.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 10584, Page 114.

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