Karen Johnson Davidson County
Batch# 1038441 DEEDQC
08/15/2023 02:55:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230815-0063582

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 11th day of August, 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 August, 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 August, 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: Rob N

Name: Rob Newman

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 15th day of August, 2023, by Rob Newman, 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 the 11th, formerly the 19th, Civil District of Davidson County, being part of Lot 3 on the Plan of the Lands of N.O. Love, deceased, as of record in Minute Book 7, page 176, County Court for said County, more particularly described according to a copy of a survey thereof made by Harvey Gee, Surveyor, January 10, 1959, as follows:

BEGINNING on the Northerly line of the property conveyed to Newman Cheek by deed from K. H. Dodson and wife, of record in Book 772, page 315, Register's Office for said County, said point being 74°26.5' West 406.41 feet from the Southeast corner of the original 15-acre tract conveyed to Mrs. W. A. Core by deed from R. E. Love and wife, of record in Book 670, page 69, Register's Office for said County; thence with the Northerly line of said Cheek property, North 74° 26.5' West 120 feet to a point which is South 74° 26.5' East 240 feet from the Southeast corner of the property conveyed to William Vick and wife, by deed from W.A. Core and wife, of record in Book 2795, page 166, said Register's Office; thence Northwardly, and at all points 240 feet from the Easterly-line of said Vick property, 168.79 feet to the Southerly margin of Coreland Drive; thence with said Drive, South 74° 321 East 120 feet; thence Southwardly 168.98 feet, more or less, to the beginning.

BEING the same property conveyed to Grantor by deed recorded 10/01/2022 at Instrument No. 20211001-0132189 in said Register's Office.

COMMONLY KNOWN AS: 1324 CORELAND DR, MADISON, TN 37115
PARCEL ID: 051-12-0-056.00
TITLE FILE NO: 8296852-1

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 197 on the Map of Dalewood Section Ill, of record in Book 1835, Page 20, Register's Office for said County.

Said Lot No. 197 fronts 106 feet along the Easterly side of Ravenwood Drive and extends back between lines 120.2 feet on the North line and 160 feet on the South line to a dead line in the rear in which it measures 93 feet.

BEING the same property conveyed to Grantor by deed recorded 03/10/2022 at Instrument No. 20220310-0027987 in said Register's Office.

COMMONLY KNOWN AS: 2227 RAVENWOOD DR, NASHVILLE, TN 37216
PARCEL ID: 072-08-0-237.00
TITLE FILE NO: 8581010-1

Exhibit "A"
Legal Description(s)

TRACT 3:

Being Lot No. 49 on the Plan of Section 3, Hillhurst Acres, of record in Book 2331, page 86, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grantor by deed recorded 12/06/2021 at Instrument No. 20211206-0161279 in said Register's Office.

COMMONLY KNOWN AS: 2932 RICH ACRES DR, NASHVILLE, TN 37207
PARCEL ID: 060-07-0-106.00
TITLE FILE NO: 8389629-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1324 CORELAND DR, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7, page 176.

AS TO TRACT 2 (2227 RAVENWOOD DR, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 20.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1229, Page 325; Book 1786, Page 80 and Book 1855, Page 223.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 4147, Page 744.

AS TO TRACT 3 (2932 RICH ACRES 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.

Tennessee Certification of Electronic Document

I, ROB NEWMAN, 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 08/11/2023 (date of document).

Affiant Signature

8/15/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 15th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES:4/02/2025

NOTARY'S SEAL

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