Prepared by:
Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1044076 DEEDWARR
08/29/2023 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,232.10
20230829-0067735

Return to:
Carney Title
400 Overbeck Lane
Suite 101
Nashville, TN 37204
(615) 864-0770

WARRANTY DEED

Effective as of **28th day of August, 2023**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **VM Pronto, LLC, a Delaware Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Kirk Douglas Penney and Lea-Ann Biddiscombe-Penney, husband and wife,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit A, of Twenty Three Hundred Scott Avenue, a Horizontal Property Regime with Private Elements, located in Nashville, Davidson County, Tennessee and described in Declaration of Covenants, Conditions and Restrictions for Twenty Three Hundred Scott, Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220104-0001187, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Twenty-Three Hundred Scott Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat field as Exhibit "B" to said Declaration appearing of record as Instrument No. 20220104-0001187, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated here by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to VM Pronto, LLC a Delaware limited liability company by Warranty deed from Music City Holdings, LLC a Texas Limited liability company of record in Instrument No. 20220214-0016360 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on February 14, 2022. (Value of consideration shown in aforementioned deed $337,000.00.)

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless

otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand on this 25 day of August 2023

GRANTOR:

VM Pronto, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Alyssia Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, personally appeared Alyssia Ventura, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be** Alyssia Ventura **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM Pronto, LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such** Alyssia Ventura **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM Pronto, LLC, a Delaware Limited Liability Company, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand and seal, at office in Texas, **this** 25 **day of** August, **2023.**

_____
Notary Signature
My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

New Owner Name and Address to/ Mail tax bills to: Lea-Ann Biddiscombe-Penney and Kirk Douglas Penney 2300 Scott Avenue Nashville, TN 37216 **Property Address:** 2300 Scott Avenue Nashville, TN 37216 Parcel I.D. Numbers: 072-10-2U-001-00 ~ CO	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$923,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. _____ AFFIANT Subscribed and sworn to before me this 29 day of August , 2023 _____ NOTARY PUBLIC Commission expires: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Tonya Cherry,** 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 this the 25 day of August, 2023.

Affiant Signature

Date 8-25-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

