Karen Johnson Davidson County
Batch# 1044963 DEEDQC
08/31/2023 01:08:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20230831-0068390

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 30th 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 24th 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 24th 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:

NOTARY PUBLIC STATE OF TEXAS
ANGELITA LUCY ESQUIVEL
Notary ID #130069174
My Commission Expires
February 13, 2027

_____
Notary Public

Commission Expires: 02/13/2027

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, is **$0.00**

AFFIANT:

VM Master Issuer, LLC

By: _____

Name: ROB NEWMAN

Title: AGENT

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 30th 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 Davidson County, Tennessee, being the Westerly part of Lot No. 1 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County.

SAID part of said lot, fronts 75 feet on the Easterly side of Preston Drive and runs back between lines 160 feet to a dead line, measuring 79.5 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 12/02/2021 at Instrument No. 20211202-0160037 in said Register's Office.

COMMONLY KNOWN AS: 1419 PRESTON DR, NASHVILLE, TN 37206
PARCEL ID: 072-16-3T-002.00
TITLE FILE NO: 8433571-1

TRACT 2:

Land in Davidson County, Tennessee, being Unit A of 1523 DUGGER DRIVE HOMES, as shown in Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20210924-0128608 in the Register Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 02/14/2022 at Instrument No. 20220214-0016367 in said Register's Office.

COMMONLY KNOWN AS: 1513 Dugger Dr Unit A, Nashville, TN 37206
PARCEL ID: 072-16-3S-001.00
TITLE FILE NO: 8544128-1

Exhibit "A"
Legal Description(s)

TRACT 3:

Being the Northerly half of Lot No. 188 on the plan of McGavock, Wetmore and others, second addition to Nashville, called the addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Northerly half of Lot No. 188 fronts 50 feet on the Westerly Side of Twelfth Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

BEING the same property conveyed to Grantor by deed recorded 01/13/2022 at Instrument No. 20220113-0005298 in said Register's Office.

COMMONLY KNOWN AS: 1721 12TH AVE N, NASHVILLE, TN 37208
PARCEL ID: 081-11-0-441.00
TITLE FILE NO: 8451655-1

TRACT 4:

Being Lot 166 on the Plan of Brooklyn Heights, E. C. Scruggs Subdivision of Lots 18, 19, 20, 21, 29, 11 & 12 in Brooklyn Plan, as record in Book 332, Page 140, Register's Office for Davidson County, Tennessee, described as follows:

Said Lots Nos. 165 and 166 adjoin and front together 80 feet on the Southerly side of Seminary Street, formerly Brooks Avenue, and extend back between parallel lines 140 feet to an alley in the rear.

BEING the same property conveyed to Grantor by deed recorded 04/21/2022 at Instrument No. 20220421-0046163 in said Register's Office.

COMMONLY KNOWN AS: 1811 SEMINARY ST Unit A, NASHVILLE, TN 37207
PARCEL ID: 071-09-0-147.00
TITLE FILE NO: 8557593-1

Exhibit "A"
Legal Description(s)

TRACT 5:

Land in Davidson County, Tennessee, being Unit A of 2418 INGA STREET HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No(s). 20211214-0165220 and 20220406-0039831 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 08/05/2021 at Instrument No. 20210805-0105753 in said Register's Office.

COMMONLY KNOWN AS: 2418 Inga St Unit A, Nashville, TN 37206
PARCEL ID: 072-13-1D-001.00
TITLE FILE NO: 8217009-1

TRACT 6:

Land in Davidson County, Tennessee, being Lot No. 446, as shown on the ap entitled WHISPERING HILLS, SECTION 2-C, of record in Plat Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 03/15/2022 at Instrument No. 20220315-0029902 in said Register's Office.

COMMONLY KNOWN AS: 512 NORTHCREST DR, NASHVILLE, TN 37211
PARCEL ID: 147-11-0-046.00
TITLE FILE NO: 8553809-1

TRACT 7:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section 2 Cloverland Acres, as shown by plat of record in Book 4460, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Grantor by deed recorded 10/13/2021 at Instrument No. 20211013-0137389 in said Register's Office.

COMMONLY KNOWN AS: 5712 Cloverland Pl, Brentwood, TN 37027
PARCEL ID: 171-07-0-023.00
TITLE FILE NO: 8267543-1

Exhibit "A"
Legal Description(s)

TRACT 8:

Land in Davidson County, Tennessee, being Lot No. 337 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 12/29/2021 at Instrument No. 20211229-0171134 in said Register's Office.

COMMONLY KNOWN AS: 857 STIRRUP DR, NASHVILLE, TN 37221
PARCEL ID: 142-03-0-067.00
TITLE FILE NO: 8236993-1

TRACT 9:

Land in Davidson County, Tennessee, being Unit A of 902 MITCHELL ROAD HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220627-0073291 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 11/29/2021 at Instrument No. 20211129-0157205 in said Register's Office.

COMMONLY KNOWN AS: 902 Mitchell Rd Unit A, Nashville, TN 37206
PARCEL ID: 083-12-2A-001.00
TITLE FILE NO: 8438408-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1419 PRESTON DR, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 26.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1907, Page 593.

AS TO TRACT 2 (1513 DUGGER DR UNIT A, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1424, Page 102.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20210924-0128608.

AS TO TRACT 3 (1721 12TH AVE N, NASHVILLE, TN 37208) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 21, Page 41.

AS TO TRACT 4 (1811 SEMINARY ST UNIT A, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, Page 140.

AS TO TRACT 5 (2418 INGA ST UNIT A, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 974, Page 18.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20211214-0165220 and 20220406-0039831.

AS TO TRACT 6 (512 NORTHCREST DR, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2663, Page 66.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 7 (5712 CLOVERLAND PL, BRENTWOOD, TN 37027) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4460, Page 114.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4646, Page 464.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 8197, Page 219.

AS TO TRACT 8 (857 STIRRUP DR, NASHVILLE, TN 37221) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4460, Page 108.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4643, Page 946; Book 5057, Page 885; Book 5526, Page 322 and Book 5440, Page 138.

AS TO TRACT 9 (902 MITCHELL RD UNIT A, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2331, Page 39.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2437, Page 574 and Instrument No(s). Instrument No. 20220627-0073291.

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 8/30/2023 (date of document).

Affiant Signature

8/30/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 30TH day of AUGUST, 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