Karen Johnson Davidson County
Batch# 1044963 DEEDQC
08/31/2023 01:08:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20230831-0068391

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 **VM Pronto, 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:

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 24th day of August, 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 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 Unit A of 1005 CAROLYN AVENUE HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220406-0039834 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 12/29/2021 at Instrument No. 20211229-0171003 in said Register's Office.

COMMONLY KNOWN AS: 1005 CAROLYN AVE Unit A, NASHVILLE, TN 37216
PARCEL ID: 072-09-4L-001.00
TITLE FILE NO: 8474182-1

TRACT 2:

Land in Davidson County, Tennessee, being Unit A of 1113 38TH AVENUE N HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220930-0107948 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 03/16/2022 at Instrument No. 20220316-0030336 in said Register's Office.

COMMONLY KNOWN AS: 1113 38TH AVE N Unit A, NASHVILLE, TN 37209
PARCEL ID: 091-04-0I-001.00
TITLE FILE NO: 8522284-1

Exhibit "A"
Legal Description(s)

TRACT 3:

Land in Davidson County, Tennessee, being the East 1 foot of Lot No. 35 and the West 40 feet of Lot No. 36 on the Map of John Langham's Lots in Northwest Nashville, of record in Book 57, Page 91 , Register's Office for said County.

According to a survey made by Norris H. Hickerson, Surveyor, April 18, 1949, said parts of said lots adjoin and front together 41 feet on the Northerly side of Herman Street and run back between lines, 160.3 feet on the Westerly line and 160.3 feet on the Easterly line, to an alley on which they measure 41 feet.

BEING the same property conveyed to Grantor by deed recorded 01/31/2022 at Instrument No. 20220131-0010990 in said Register's Office.

COMMONLY KNOWN AS: 2116 HERMAN ST, NASHVILLE, TN 37208
PARCEL ID: 092-07-0-094.00
TITLE FILE NO: 8520345-1

TRACT 4:

Land in Davidson County, Tennessee, being Unit A of 2142 OAKLAND STREET HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220922-0105378 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 02/07/2022 at Instrument No. 20220207-0013815 in said Register's Office.

COMMONLY KNOWN AS: 2142 Oakland St Unit A, Nashville, TN 37210
PARCEL ID: 106-13-4D-001.00
TITLE FILE NO: 8492872-1

Exhibit "A"
Legal Description(s)

TRACT 5:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision, of record in Book 421, Page 176, 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 02/23/2022 at Instrument No. 20220223-0020624 in said Register's Office.

COMMONLY KNOWN AS: 756 Benton Ave, Nashville, TN 37204
PARCEL ID: 105-10-0-226.00
TITLE FILE NO: 8534862-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1005 CAROLYN AVE UNIT A, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 843, Page 60.

(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. 20220406-0039834.

AS TO TRACT 2 (1113 38TH AVE N UNIT A, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 421, Page 149.

(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. 20220930-0107948.

AS TO TRACT 3 (2116 HERMAN ST, NASHVILLE, TN 37208) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 57, Page 91.

AS TO TRACT 4 (2142 OAKLAND ST UNIT A, NASHVILLE, TN 37210) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, Page 31.

(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. 20220922-0105378.

(3) Ordinance(s) recorded at Book 9954, Page 847.

AS TO TRACT 5 (756 BENTON AVE, NASHVILLE, TN 37204) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 421, Page 176.

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