Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1056516 DEEDWARR
10/03/2023 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,139.60
20231003-0077711

WARRANTY DEED

Effective as of **29th day of September, 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, **Patricia Suzette Birdsong, Anthony R. Hunter, and Leya Danielle Taylor Joassin** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **VM Pronto, LLC, a Delaware Limited Liability Company** 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 Lot No. 25 on the Plan of Section 1, Shannon Place Subdivision, of record in Plat Book 11190, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony Birdsong, by Deed of record in Instrument No. 20050601-0061928, in the Register's Office of Davidson County, Tennessee. The said Anthony Birdsong, Sr.* having since died intestate on or around March 27, 2022, Patricia Suzette Birdson, Leya Danielle Taylor Joassin***, and Anthony R. Hunter** convey the subject property herein as the surviving heirs of Anthony Birdsong, Sr., as evidenced by Affidavits of Heirship of record at Instrument Nos. 20221012-0111978 and 20221012-0112055, in the Register's Office of Davidson County, Tennessee.

* Anthony Birdsong, as listed on the Deed of record in Instrument No. 20050601-0061928, in the Register's Office of Davidson County, Tennessee, is one and the same person as Anthony Birdsong, Sr.

** Anthony R. Hunter is one and the same person as the Anthony R. Birdsong (Hunter), Jr. listed in the Affidavits of Heirship referenced above.

*** Leya Danielle Taylor Joassin is one and the same person as the Leya Taylor-Joassin listed in the Affidavits of Heirship referenced above.

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 regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **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 in **Davidson** County, State of Tennessee on this the 29th day of September, 2023

GRANTORS:

Patricia Suzette Birdsong

Patricia Suzette Birdsong

A. R. Hunter

Anthony R. Hunter

Leya Danielle Taylor Joassin

STATE OF Tennessee
COUNTY OF Davidson

On this 29th **day of** September, **2023, before me personally appeared Patricia Suzette Birdsong, Anthony R. Hunter and Leya Danielle Taylor Joassin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 29th **day of** September, **2023.**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tuwana J Bryant

Notary Signature
My commission expires: 05-09-2026

New Owner Name and Address to: VM Pronto, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 805 Redfern Court Madison, TN 37115 Mail tax bills to: VM Pronto, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 043 01 0 252.00	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 $308,000.00, 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 2 day of September, 2023 NOTARY PUBLIC Commission expires:

JOSEPH CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 September 29th, 2023 (date of document).

Affiant Signature

October 3rd, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 3rd day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

