Karen Johnson Davidson County
Batch# 1085756 DEEDQC
12/27/2023 12:11:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20231227-0099391

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, LLC
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 21st day of December, 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 all right, title and interest in the property 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.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 20th day of December, 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 20th day of December, 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 21st day of December, 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 a tract of land in the 11th, formerly 19th, Civil District, being a part of Lot No. 3 on the Plan of the Lands of N.O. Love, deceased, as of record in Minute Book 7, page 176, Register's Office for Davidson County, Tennessee:

Beginning at a point in the Easterly margin of Coreland Drive at the Southwest corner of Lot No. 39, on the Plan of Morningside Heights, Section 1, of record in Book 1130, page 76; thence with the South line of said Lot No. 39, South 74 deg. 09 min. East, 136 feet to a point; thence South 10 deg. 30 min. West, 165 feet, more or less, to the Northerly margin of Coreland Drive; thence with the margin of the same, Westerly 95 feet to the beginning of a curve; thence around said curve, Northwesterly on a radius of 30 feet, a distance of 42 feet to a point in the Easterly margin of Coreland Drive; thence with the margin of some, North 5 deg. 41 min. East, 143.2 feet to the beginning.

BEING the same property conveyed to Grantor by deed recorded 10/21/2021 at Instrument No. 20211021-0141348 in said Register's Office.

COMMONLY KNOWN AS: 1305 Coreland Dr, Madison, TN 37115
PARCEL ID: 051-12-0-050.00
TITLE FILE NO: 8346223-1

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 1 Resubdivision Plat of No. 1, Plan of Trinity Heights addition, a plat of which is of record as instrument No. 20210616-0081354, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

BEING the same property conveyed to Grantor by deed recorded 7.21.2021 at 20210721-0097958 in said Register's Office.

COMMONLY KNOWN AS: 1500 Lischey Ave, Nashville, TN 37207
PARCEL ID: 071-12-0-015.00
TITLE FILE NO: 8168041-1

Exhibit "A"
Legal Description(s)

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Section 11, Burchwood Gardens, as of record in Plat Book 2900, page 66, 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 06/13/2022 at Instrument No. 20220613-0066683 in said Register's Office.

COMMONLY KNOWN AS: 1920 Upland Dr, Nashville, TN 37216
PARCEL ID: 072-12-0-292.00
TITLE FILE NO: 8812488-1

TRACT 4:

Land in Davidson County, Tennessee, being Unit A, The Townhomes at 2117 Scott Avenue, a Horizontal Property Regime in Nashville, Davidson County, Tennessee and described in a Declaration Establishing a Horizontal Property Regime for The Townhomes at 2117 Scott Avenue, of record as Instrument No. 20220303-0024644, 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 The Townhomes at 2117 Scott Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20220303-0024644, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby 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 Grantor by deed recorded 05/06/2022 at Instrument No. 20220506-0052401 in said Register's Office.

COMMONLY KNOWN AS: 2117 Scott Ave, Nashville, TN 37216
PARCEL ID: 072-11-4P-001.00
TITLE FILE NO: 8693325-1

Exhibit "A"
Legal Description(s)

TRACT 5:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4715, Page 82, Register's Office for said County.

Said Lot No. 10 fronts 61.31 feet on the westerly margin of Oakwood Avenue and extends back 133.20 feet on the southerly line and 133.65 feet on the northerly line to a dead line in the rear, measuring 61.31 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 11.05.2021 at 20211105-0147948 in said Register's Office.

COMMONLY KNOWN AS: 2504 Oakwood Ave, Nashville, TN 37207
PARCEL ID: 071-04-0-227.00
TITLE FILE NO: 8306790-1

TRACT 6:

Land in Davidson County, Tennessee, being Lot No. 1219 on the Plan of Charlotte Park Section 21, as of record in Book 3700, Pages 10 and 11, said Register's Office.

Said Lot No. 1219 fronts 75.0 feet on the Easterly side of Annex Avenue and extends back 152.5 feet on the Northerly line and 150.3 feet on the Southerly line to a dead line in the rear measuring 75.10 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 04.12.2022 at 20220412-0042191 in said Register's Office.

COMMONLY KNOWN AS: 418 Annex Ave, Nashville, TN 37209
PARCEL ID: 102-03-0-155.00
TITLE FILE NO: 8634258-1

Exhibit "A"
Legal Description(s)

TRACT 7:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Sherry Heights, Section 3, as of record in Book 2331, Page 126 and 127, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Grantor by deed recorded 06/16/2022 at Instrument No. 20220616-0068691 in said Register's Office.

COMMONLY KNOWN AS: 606 Tuckahoe Dr, Madison, TN 37115
PARCEL ID: 042-14-0-004.00
TITLE FILE NO: 8800897-1

TRACT 8:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Roselawn, as of record in Book 2133, Page 1, 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 04/06/2022 at Instrument No. 20220406-0040011 in said Register's Office.

COMMONLY KNOWN AS: 922 Crescent Hill Rd Unit A, Nashville, TN 37206
PARCEL ID: 083-07-2J-001.00
TITLE FILE NO: 8643419-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1305 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 (1500 LISCHEY AVE, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 161, Page 36 and Instrument No. 20210616-0081354.

AS TO TRACT 3 (1920 UPLAND DR, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2900, Page 66.

AS TO TRACT 4 (2117 SCOTT AVE, NASHVILLE, TN 37216) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1424, Page 44.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1638, Page 361 and Instrument No(s). 20220303-0024644.

AS TO TRACT 5 (2504 OAKWOOD AVE, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4715, Page 82.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4361, Page 11 and Book 9471, Page 372.

AS TO TRACT 6 (418 ANNEX AVE, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3700, Page 10.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 3902, Page 965.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 7 (606 TUCKAHOE DR, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2331, Page 126.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2543, Page 437.

AS TO TRACT 8 (922 CRESCENT HILL RD UNIT A, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2133, Page 1.

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 12/21/2023 (date of document).

Affiant Signature

12/21/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21st day of December, 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