Karen Johnson Davidson County
Batch# 1085756 DEEDQC
12/27/2023 12:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231227-0099392

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 **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 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:

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 20th day of December, 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:

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 is Davidson County, Tennessee, being Lot No. 39 on the Plan of THE WOODLANDS, Phase 1, Section 1, of record in Book 6900, Pages 498-499, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 02/02/2022 at Instrument No. 20220202-0012607 in said Register's Office.

COMMONLY KNOWN AS: 1212 Pineview Ln, Nashville, TN 37211
PARCEL ID: 172-03-0A-039.00
TITLE FILE NO: 8512137-1

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 594 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 594 fronts 50 feet on the Westerly side of Delta, formerly Hainburg Street and runs back between parallel lines 168-112 feet to an alley.

BEING the same property conveyed to Grantor by deed recorded 1.5.2022 at 20220105-0001845 in said Register's Office.

COMMONLY KNOWN AS: 1903 Delta Ave Unit A, Nashville, TN 37208
PARCEL ID: 081-08-3A-001.01
TITLE FILE NO: 8502596-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1212 PINEVIEW LN, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 498.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7334, Page 109; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 244; Book 8643, Page 675 and 7408, Page 250.

AS TO TRACT 2 (1903 DELTA AVE UNIT A, NASHVILLE, TN 37208) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 21, Page 105.

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