Karen Johnson Davidson County
Batch# 1097045 DEEDQC
02/01/2024 12:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240201-0007179

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 1st day of February, 2024, 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 right, title, and interest 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 31st day of January, 2024.

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 31st day of January, 2024, 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:

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 1st day of February, 2024, 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 Lot No. 165 on the plan of, Section Two Harpeth Park, as shown by plat of record in Plat Book 3700, Page 58 and Surveyor's Certificate of Correction Book 4226, Page 614, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 05/16/2022 at Instrument No. 20220516-0056257 in said Register's Office.

COMMONLY KNOWN AS: 338 CROSS TIMBERS DR, NASHVILLE, TN 37221
PARCEL ID: 128-14-0-087.00
TITLE FILE NO: 8710476-1

TRACT 2:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 5 of Block "A" of M.B. & M.S. Pilcher's Re-Subdivision, a plan of record in Plat Book 57, Page 91, of the Register's Office of Davidson County, Tennessee.

Said lot No. 5 fronts 40 feet on the westerly side of Euclid Avenue and extends back between parallel lines, with the southerly margin of an alley, 170 feet to an alley in the rear.

BEING the same property conveyed to Grantor by deed recorded 12/29/2021 at Instrument No. 20211229-0171374 in said Register's Office.

COMMONLY KNOWN AS: 606 26TH AVE N, NASHVILLE, TN 37209
PARCEL ID: 092-10-0-288.00
TITLE FILE NO: 8465761-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (338 CROSS TIMBERS DR, NASHVILLE, TN 37221) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3700, Page 58 and Plat Book 4226, Page 614.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 3990, Page 68.

AS TO TRACT 2 (606 26TH AVE N, NASHVILLE, TN 37209) ONLY:

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

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 2/1/2024 (date of document).

Affiant Signature

2/1/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 1st day of FEBRUARY, 2024.

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