Karen Johnson Davidson County
Batch# 1103916 DEEDQC
02/23/2024 08:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240223-0012407

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 (Taxpayer) Name and Mailing Address:
JEFF 1, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

QUITCLAIM DEED

THIS DEED, made to be effective as of the 22nd day of February, 2024, is made and entered into by and between **VM Master Issuer, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **JEFF 1, 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.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 20th day of February, 2024.

GRANTOR:

VM MASTER ISSUER, 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 February, 2024, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of VM MASTER ISSUER, 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:

JEFF 1, LLC

By: _____

Name: Rob Newman

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 22nd day of February, 2024, by Rob Newman, as Agent of JEFF 1, 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:

Being Lot No. 217 on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, of record in Instrument No. 20030707-0093205, 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 02/14/2023 at Instrument No. 20230214-0010588 in said Register's Office.

COMMONLY KNOWN AS:	7109 South Hampton Drive, Nashville, TN 37013
PARCEL ID:	151-10-0A-292.00
TITLE FILE NO:	7938434-2

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (7109 SOUTH HAMPTON DRIVE, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20030707-0093205.

(2) Restrictive Covenants of record in Instrument No. 20010531-0056382, as amended in Instrument No. 20031111-016494.

(3) By-Laws of record in Instrument No. 20041022-0127537 (Tract 2), said Register's office.

(4) Charter for HOA of record in Instrument No. 20010531-0056381 (Tract 2), said Register's office.

(5) Stormwater Detention Agreement of record in Instrument No. 20020912-0111084 and Instrument No. 20021009-0123120.

(6) Easements of record in Book 8197, page 288, Book 9661, page 919, Book 2338, page 466, Instrument No. 20000906-0088272, Instrument No. 20000906-0088271, Instrument No. 200001030-0107415, said Register's office.

(7) Reservation for Graveyard of record in Book 1115, page 302 and Book 1101, page 457, said Register's office

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 02/22/2024 (date of document).

Affiant Signature

02/22/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22nd 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