Karen Johnson Davidson County
Batch# 1106839 DEEDQC
03/04/2024 08:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240304-0014558

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:*
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 29th day of February, 2024, is made and entered into by and between **ARVM 5, 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 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 28th day of February, 2024.

GRANTOR:

**ARVM 5, 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 28th day of February, 2024, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of ARVM 5, 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 29TH 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. 41 on the Plan of Revision No. 1 Final Plat for Section 1, Shannon Place Subdivision of record in Plat at Instrument No. 20000918-0092708, and Instrument No. 20001010-0100379, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 11/08/2021 at Instrument No. 20211108-0149003 in said Register's Office.

**COMMONLY KNOWN AS**: 1119 Palmer Avenue, Madison, TN 37115
**PARCEL ID**: 043-01-0-299.00
**TITLE FILE NO**: 8392508-1

**Exhibit "B"**
**Permitted Exception(s)**

***AS TO TRACT 1 (1119 PALMER AVENUE, MADISON, TN 37115) ONLY:***

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Instrument No. 20000918-0092708 and 20001010-0100379.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 11416, Page 873.

**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 2/29/2024 (date of document).

Affiant Signature

2/29/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 29TH 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