Karen Johnson Davidson County
Batch# 1108899 DEEDQC
03/08/2024 08:55:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240308-0016142

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 Pronto, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

# QUITCLAIM DEED

THIS DEED, made to be effective as of the 7th day of March, 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 **VM Pronto, 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 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 5th day of March, 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 5th day of March, 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:

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 Pronto, LLC**

By: _____

Name: Rob Newman

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 7th day of March, 2024, by Rob Newman, as Agent of VM Pronto, 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:

_____

Notary Public

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

Commission Expires: 04/02/2025

**Exhibit "A"**
**Legal Description(s)**

***TRACT 1:***

Land in Davidson County, Tennessee, being parts of Lots No. 3 and 4 in the Subdivision of Wesley Hyde Property, as of record in Minute Book 66, Page 15, of the Chancery Court for Davidson County, Tennessee, described according to a copy of survey thereof made by John M. Sullivan, dated October 9, 1948, as follows:

Beginning at a point in the Easterly margin of 24th Avenue North at the intersection of Lacy Street, as shown on said survey; thence along the Easterly margin of said Avenue, Northerly 53 feet; thence Easterly 150 feet; thence Southerly 53 feet to the North margin of Lacy Street; thence Westerly along the North margin of Lacy Street, 150 feet to the beginning.

BEING the same property conveyed to Grantor by deed recorded 07/24/2023 at Instrument No. 20230724-0056999 in said Register's Office.

**COMMONLY KNOWN AS:** 2010 24th Ave N, Nashville, TN 37208
**PARCEL ID:** 081-06-0-350.00
**TITLE FILE NO:** 8535103-2

***TRACT 2:***

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot front 60 feet on the North side of Oakmont Circle and runs back 93 feet on the East line and 123 feet on the West line to a dead line in the rear on which it measures 67.1 feet.

BEING the same property conveyed to Grantor by deed recorded 07/24/2023 at Instrument No. 20230724-0056998 in said Register's Office.

**COMMONLY KNOWN AS:** 5502 Oakmont Cir, Nashville, TN 37209
**PARCEL ID:** 103-07-0-005.00
**TITLE FILE NO:** 8382723-2

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

***AS TO TRACT 1 (2010 24TH AVE N, NASHVILLE, TN 37208) ONLY:***

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 66, Page 15.

***AS TO TRACT 2 (5502 OAKMONT CIR, NASHVILLE, TN 37209) ONLY:***

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2083, Page 40.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2152, Page 121 and Book 2195, Page 256.

(3) Deed of Conveyance (for water mains) to the City of Nashville of record in Book 2290, Page 293.

**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 3/7/2024 (date of document).

Affiant Signature

3/7/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 7th day of MARCH, 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