Karen Johnson Davidson County
Batch# 1122199 DEEDQC
04/12/2024 10:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240412-0026138

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:
ARVM 5, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

QUITCLAIM DEED

THIS DEED, made to be effective as of the 12th day of April, 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 **ARVM 5, 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, interest unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A of 434 WINGROVE AVENUE HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No(s). 20210728-0101465 and 20210823-0113355 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 08/31/2023 at Instrument No. 20230831-0068389 in said Register's Office.

COMMONLY KNOWN AS: 434 Wingrove Ave Unit A, Nashville, TN 37203
PARCEL ID: 105-11-2J-001.00
TITLE FILE NO: 7906338-2

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 11th day of April, 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 11th day of April, 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:

Britney Ross
My Commission Expires
6/13/2026
Notary ID 133810214

_____
Notary Public

Commission Expires: 06/13/2026

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:

ARVM 5, LLC

By: _____

Name: ROB NEWMAN

Title: AGENT

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 12th day of APRIL, 2024, by ROB NEWMAN, as Agent of ARVM 5, 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 "B"
Permitted Exception(s)

AS TO TRACT 1 (434 WINGROVE AVE UNIT A, NASHVILLE, TN 37203) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2, Page 94.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20210728-0101465 and 20210823-0113355.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 5452, Page 35.

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 04/12/2024 (date of document).

Affiant Signature

04/12/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 12th day of APRIL, 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