Karen Johnson Davidson County
Batch# 1131821 DEEDQC
05/07/2024 11:20:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240507-0033493

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 1st day of May, 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, 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 25th 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 25th 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:

DAVID GREIG JOHNSON
Notary ID #130406316
My Commission Expires
October 19, 2027

_____
Notary Public

Commission Expires: 10/19/2027

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:

ARVM 5, LLC

By: _____

Name: ROB NEWMAN

Title: AGENT

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 1ST day of May, 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 "A"
Legal Description(s)

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section 10-A, Cherry Hills of record in Plat Book 4860, Page 97 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 08/09/2022 at Instrument No. 20220809-0090595 in said Register's Office.

COMMONLY KNOWN AS: 117 Cedarcroft Ct, Antioch, TN 37013
PARCEL ID: 150-10-0-009.00
TITLE FILE NO: 8156567-1

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Phase III, Piccadilly Square, of record in Book 6250, Pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 10/03/2022 at Instrument No. 20221003-0109083 in said Register's Office.

COMMONLY KNOWN AS: 305 Hampstead N, Antioch, TN 37013
PARCEL ID: 149-01-0B-015.00
TITLE FILE NO: 8953581-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (117 CEDARCROFT CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4860, Page 97.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5009, Page 329.

AS TO TRACT 2 (305 HAMPSTEAD N, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Pages 892-894.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 6236, Page 683, as amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 409; Book 6306, Page 833; Book 6300, Page 423; Book 6300, Page 431; Book 6300, Page 439; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 7288, Page 963; and Book 6830, Page 739.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 6186, Page 238; Book 6251, Page 616; Book 6271, Page 187; Book 6331, Page 481; Book 6298, Page 491; Book 7748, Page 432; and Book 7748, Page 478.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 6782, page 518.

(5) Quitclaim Deed for Open Space recorded in Book 7778, Page 366.

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 5/1/2024 (date of document).

Affiant Signature

5/1/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 1st day of May, 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