Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Avenue
801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1137747 DEEDWARR
05/22/2024 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20240522-0037995

WARRANTY DEED

Effective as of **14th day of May, 2024**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **VM Master Issuer, LLC, a Delaware Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Bethany Wiese, a single woman** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of SECTION FOUR, HUNTINGTON PARK, as of record in Plan Book 4460, Page 74, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to VM Master Issuer, LLC, by Quitclaim Deed from Mesa Verde Assets, LLC, of record in Instrument No. 20230724-0056998, in the Register's Office of Davidson County, Tennessee, dated July 14, 2023 and recorded on July 24, 2023.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Irina Doubinskaia, Single, of record in Instrument No. 20211122-0154914, in the Register's Office of Davidson County, Tennessee, dated November 12, 2021 and recorded on November 22, 2021.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 Davidson County**, and **2024 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand on this 13 day of May 2024

GRANTOR:

VM Master Issuer, LLC, a Delaware Limited Liability Company LLC, a Delaware Limited Liability Company

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~SHELBY~~ Williamson

Before me, Chris Ventura of the state and county mentioned, personally appeared VM Master Issuer, LLC, a Delaware Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Alyssia Ventura of VM Master Issuer, LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such VM Master Issuer, LLC, a Delaware Limited Liability Company as such Alyssia Ventura, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Alyssia Ventura.

Witness my hand and seal, at office in Person, this 13 day of May, 2024.

Notary Signature

Printed Name: Chris Ventura

My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

New Owner Name and Address to/ Mail tax bills to: Bethany Wiese 3105 Southlake Drive Nashville, TN 37211 **Property Address:** 548 Tobylynn Drive Nashville, TN 37211 Parcel I.D. Numbers: 161 11 0 074.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$545,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. AFFIANT Subscribed and sworn to before me this 14 day of May 2024 NOTARY PUBLIC Commission expires: 3/11/2026

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

Tennessee Certification of Electronic Document

I, Alan Hasbrook, 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 05/14/2024 (date of document).

Affiant Signature

05/21/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 02/07/2027

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27