Karen Johnson Davidson County
Batch# 1158296 DEEDWARRSP
07/15/2024 01:45:30 PM 7 pgs
Fees: $38.00 Taxes: $1,563.19
20240715-0053125

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:
CBAR ASSET COMPANY LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 10th day of July, 2024, is made and entered into by and between **VM Pronto, LLC**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **CBAR ASSET COMPANY LLC**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 8th day of July, 2024.

GRANTOR:

VM PRONTO, 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 8th day of July, 2024, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of VM PRONTO, 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
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, or the value of the property transferred, whichever is greater, is **$422,484.15**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

CBAR ASSET COMPANY LLC

By: _____

Name: Rob Newman

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 10th day of July, 2024, by Rob Newman, as Agent of CBAR ASSET COMPANY 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 Lot No. 25 on the Plan of Section 1, Shannon Place Subdivision, of record in Plat Book 11190, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Grantor by deed recorded 10/03/2023 at Instrument No. 20231003-0077711 in said Register's Office.

COMMONLY KNOWN AS: 805 Redfern Ct, Madison, TN 37115
PARCEL ID: 043-01-0-252.00
TITLE FILE NO: 9837161-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (805 REDFERN CT, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 11190, Page 55.

(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 7/10/2024 (date of document).

Affiant Signature

7/10/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 10TH day of JULY, 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