Karen Johnson Davidson County
Batch# 1166326 DEEDQC
08/05/2024 10:20:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240805-0059294

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:
JEFF 1, LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

QUITCLAIM DEED

THIS DEED, made to be effective as of the 1st day of August, 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 **JEFF 1, LLC**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*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 24th day of July, 2024.

GRANTOR:

VM PRONTO, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Jay Eckert
Its: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 24th day of July, 2024, by Jay Eckert, as Authorized Signer of Main Street Renewal LLC, the Authorized Signor of VM PRONTO, LLC, who [__] is personally known to me, or [X] has produced a TX Diver's License as identification, 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.

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

_____
Official/Notarial Seal

_____
Signature of Notary Public

My 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:

JEFF 1, LLC

By: _____

Name: Rob Newman

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 1st day of August, 2024, by Rob Newman, as Agent of JEFF 1, 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. 8 on the Plan of Bret Ridge, of record in Plat Book 6900, Page 121, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Grantor by deed recorded 09/18/2023 at Instrument No. 20230918-0073029 in said Register's Office.

COMMONLY KNOWN AS: 1029 Bret Ridge Dr E, Hermitage, TN 37076
PARCEL ID: 086-07-0A-008.00
TITLE FILE NO: 9801586-1

TRACT 2:

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 03/08/2024 at Instrument No. 20240308-0016142 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: 8535103-3

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1029 BRET RIDGE DR E, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 121.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7030, Page 527; Book 7047, Page 171; Book 6947, Page 577; and Book 7052, Page 305.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20121023-0097040.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 7009, Page 940.

AS TO TRACT 2 (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.

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 8/1/2024 (date of document).

Affiant Signature

8/1/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

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