Karen Johnson Davidson County
Batch# 1166330 DEEDQC
08/05/2024 10:23:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240805-0059298

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:
VM Pronto, 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 **ARVM 5, LLC**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **VM Pronto, 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:

ARVM 5, 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 ARVM 5, 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.

NOTARY PUBLIC STATE OF TEXAS
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:

VM Pronto, 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 VM Pronto, 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:

Unit A of the 1114 McGavock Pike Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20211202-0159790, as amended by Instrument No. 20220406-0039832 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/24/2023 at Instrument No. 20230324-0021373 in said Register's Office.

COMMONLY KNOWN AS: 1114 Mcgavock Pike, Nashville, TN 37216
PARCEL ID: 072-06-4O-001.00
TITLE FILE NO: 8258015-3

TRACT 2:

BEING Lot 50 on the plan of Rosebank Park, of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 03/24/2023 at Instrument No. 20230324-0021373 in said Register's Office.

COMMONLY KNOWN AS: 2508 Solon Dr, Nashville, TN 37206
PARCEL ID: 083-04-0-058.00
TITLE FILE NO: 8154357-3

TRACT 3:

BEING Lot 90 on the plan of Fortland Park, Section 1, Addition 1, of record in Plat Book 2854, Page 68 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 03/24/2023 at Instrument No. 20230324-0021373 in said Register's Office.

COMMONLY KNOWN AS: 2805 Paden Dr, Nashville, TN 37206
PARCEL ID: 083-15-0-065.00
TITLE FILE NO: 8117164-3

Exhibit "A"
Legal Description(s)

TRACT 4:

BEING Lot 840 of Charlotte Park, Section 22, as of record in Plat Book 3700, Pages 67 and 68 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Said Lot 840 fronts 75.0 feet on the south side of Wilclay Drive and extends back 122.0 feet on the easterly line and 145.3 feet on the westerly line, to a dead line in the rear, measuring 78.52 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 03/24/2023 at Instrument No. 20230324-0021373 in said Register's Office.

COMMONLY KNOWN AS: 415 Wilclay Dr, Nashville, TN 37209
PARCEL ID: 102-04-0-140.00
TITLE FILE NO: 8216786-3

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1114 MCGAVOCK PIKE, NASHVILLE, TN 37216) ONLY:

(1) 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). 20211202-0159790 and 20220406-0039832, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (2508 SOLON DR, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 1835, Page 26.

AS TO TRACT 3 (2805 PADEN DR, NASHVILLE, TN 37206) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2854, Page 68.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2963, Page 618.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 7629, Page 359.

AS TO TRACT 4 (415 WILCLAY DR, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3700, Pages 67 and 68.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4017, Page 699.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2593, Page 566.

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