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

Karen Johnson Davidson County
Batch# 1169224 DEEDWARR
08/14/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $484.70
20240814-0062156

WARRANTY DEED

Effective as of 9th **day of August, 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 **Music City Financial, LLC, a Texas Limited Liability Company** 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. 49 on the Plan of SECTION 3, HILLHURST ACRES, of record in Plat Book 2331, Page 86, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.
>
> Being part of the same property conveyed to VM Master Issuer, LLC, by Quitclaim Deed from Mesa Verde Assets, LLC, of record in Instrument No. 20230815-0063582, in the Register's Office of Davidson County, Tennessee, dated August 14, 2023 and recorded on August 15, 2023.

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**, 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 9th day of August, 2024

GRANTOR:

VM Master Issuer, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Alyssa Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, notary public of the state and county mentioned, personally appeared Alyssa Ventura **, 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** Alyssa Ventura **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM Master Issuer, LLC, a Delaware Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such** Alyssa Ventura **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of VM Master Issuer, LLC, a Delaware Limited Liability Company, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand and seal, at office in person **this** 6 **day of August, 2024.**

_____
Notary Signature
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:
Music City Financial, LLC, a Texas Limited Liability Company
828 Royal Parkway
Suite 204
Nashville, TN 37214

Property Address:
2932 Rich Acres Drive
Nashville, TN 37207

Parcel I.D. Numbers: 060 07 0 106.00

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 **$131,000.00,** 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 9 day of August, 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 Alsobrook, 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 8/9/2024 (date of document).

Affiant Signature

8/9/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 9 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

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