Karen Johnson Davidson County
Batch# 1178244 DEEDWARR
09/05/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240905-0068471

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

Return to:

WARRANTY DEED

Effective as of **29th 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 **Travis Hazlewood and Jaclyn French, Husband and Wife,** 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 the 11th, formerly the 19th, Civil District of Davidson County, being part of Lot 3 on the Plan of the LANDS OF N.O. LOVE, deceased, as of record in Minute Book 7, page 176, County Court for said County, more particularly described according to a copy of a survey thereof made by Harvey Gee, Surveyor, January 10, 1959, as follows:

Beginning on the Northerly line of the property conveyed to Newman Cheek by deed from K.H. Dodson and wife, of record in Book 772, Page 315, Register's Office for said County, said point being 74°26.5' West 406.41 feet from the Southeast corner of the original 15-acre tract conveyed to Mrs. W. A. Core by deed from R. E. Love and wife, of record in Book 670, Page 69, Register's Office for said County; thence with the Northerly line of said Cheek property, North 74° 26.5' West 120 feet to a point which is South 74° 26.5' East 240 feet from the Southeast corner of the property conveyed to William Vick and wife, by deed from W.A.Core and wife, of record in Book 2795, Page 166, said Register's Office; thence Northwardly, and at all points 240 feet from the Easterly-line of said Vick property, 168.79 feet to the Southerly margin of Coreland Drive; thence with said Drive, South 74° 321 East 120 feet; thence Southwardly 168.98 feet, more or less, to the beginning.

Being 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 11, 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**, 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 29 day of August 2024

GRANTOR:

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

By: _____
Alyssia Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, notary public of the state and county mentioned, personally appeared Alyssia 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** Alyssia 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** Alyssia 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** 29 **day of August, 2024.**

Chris Vent
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: Travis Hazlewood and Jaclyn French 1324 Coreland Drive Nashville, TN 37115 **Property Address:** 1324 Coreland Drive Nashville, TN 37115 Parcel I.D. Numbers: 051 12 0 056.00	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 **$425,000.00,** 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 29th day of August , 2024 NOTARY PUBLIC Commission expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 29, 2024.

Affiant
Date: ~~August~~ Sept 5, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of ~~August~~ Sept. 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY