Karen Johnson Davidson County
Batch# 1201122 DEEDQC
11/04/2024 12:35:30 PM 16 pgs
Fees: $82.00 Taxes: $0.00
20241104-0085522

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: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
Montpelier Assets, LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

QUITCLAIM DEED

THIS DEED, made to be effective as of the 30th day of October, 2024, is made and entered into by and between **ALTO ASSET COMPANY 2, LLC**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **Montpelier Assets, 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 in the property 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 22 day of October, 2024.

GRANTOR:

ALTO ASSET COMPANY 2, LLC, a Delaware limited liability company

By: _____
Name: Joseph V. Gatti
Title: Vice President and Secretary

STATE OF Texas §
COUNTY OF Travis §

The foregoing instrument was acknowledged before me this 22 day of October, 2024, by Joseph V. Gatti, as Vice President and Secretary of ALTO ASSET COMPANY 2, LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____, 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.

SEAL:

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

_____
Notary Public

Commission Expires: 6/13/26

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:

Montpelier Assets, LLC

By: _____

Name: ROB NEWMAN

Title: AGENT

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 30th day of October, 2024, by ROB NEWMAN, as Agent of Montpelier Assets, 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:

BEING Lot 81 on the plan of BRITTANY PARK, PHASE 2, of record at Plat Book 9700, Page 796, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 2020-03230031175 in said Register's Office.

COMMONLY KNOWN AS: 1180 Brittany Park Ln, Antioch, TN 37013
PARCEL ID: 162-12-0A-081.00
TITLE FILE NO: 5518179-1

TRACT 2:

BEING Lot 639 on the plan of SOMERSET, PHASE 5-C, of record at Plat Book 7900, Page 592, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 2020-03230031175 in said Register's Office.

COMMONLY KNOWN AS: 1225 Quaise Moor E, Nashville, TN 37013
PARCEL ID: 150120A14700CO
TITLE FILE NO: 6018295-1

TRACT 3:

BEING Lot 3 on the plan of RIVER GLEN, PHASE 7, of record at Instrument No. 20040212-0016958, in the Register's Office of Davidson County, Tennessee, and part of the Horizontal Property Regime of River Glen created under a Master Deed and By-Laws of record at Book 7566, Page 571, in said Register's Office, to which River Glen, Phase 7, is submitted by Declaration of Submission of record at Instrument No. 20040713-0083147, in said Register's Office.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 20200323-0031178 in said Register's Office.

COMMONLY KNOWN AS: 2609 River Meade Way, Nashville, TN 37214
PARCEL ID: 052-13-0B-318.00
TITLE FILE NO: 5877840-1

Exhibit "A"
Legal Description(s)

TRACT 4:

BEING Unit 7 of Lot 20 on the plan of FIRST REVISION, BABY RUTH TOWNHOMES, A HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, LOTS 18, 19 & 20 BABY RUTH LANE ESTATES, SECTION 2, of record at Instrument No. 20000830-0085634, as amended at Instrument No. 20020425-0051149, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Unit 7 was previously shown as Unit 5 (Parcel 5) in instrument of record at Instrument No. 20000830-0085634, in said Register's Office.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 20200323-0031176 in said Register's Office.

COMMONLY KNOWN AS: 3013 Baby Ruth Ln, Nashville, TN 37013
PARCEL ID: 163-12-0A-007.00
TITLE FILE NO: 3866193-1

TRACT 5:

BEING Unit 8 of Lot 20 on the plan of FIRST REVISION, BABY RUTH TOWNHOMES, A HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, LOTS 18, 19 & 20 BABY RUTH LANE ESTATES, SECTION 2, of record at Instrument No. 20000830-0085634, as amended at Instrument No. 20020425-0051149, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 20200323-0031176 in said Register's Office.

COMMONLY KNOWN AS: 3015 Baby Ruth Ln, Nashville, TN 37013
PARCEL ID: 163120A00800CO
TITLE FILE NO: 3866195-1

Exhibit "A"
Legal Description(s)

TRACT 6:

BEING Lot 39 on the plan of BAYVIEW ESTATES, PHASE 6, of record at Instrument No. 20020102-0000486, as amended at Instrument No. 20030221-0023501, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 2020-03230031178 in said Register's Office.

COMMONLY KNOWN AS: 3121 Demetros Pl, Nashville, TN 37217
PARCEL ID: 136-05-0A-082.00
TITLE FILE NO: 5987255-1

TRACT 7:

BEING Lot 462 on the plan of PEPPERTREE FOREST, SECTION 10, of record at Plat Book 7900, Page 938, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 2020-03230031175 in said Register's Office.

COMMONLY KNOWN AS: 3908 Pepperwood Dr, Nashville, TN 37013
PARCEL ID: 165-13-0A-126.00
TITLE FILE NO: 5347192-1

TRACT 8:

BEING Lot 1 on the plan of CALUMET, PHASE 1, of record at Plat Book 6900, Page 673, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 2020-03230031175 in said Register's Office.

COMMONLY KNOWN AS: 4068 Calumet Dr, Antioch, TN 37013
PARCEL ID: 150-14-0A-001.00
TITLE FILE NO: 5197346-1

Exhibit "A"
Legal Description(s)

TRACT 9:

BEING Lot 191 on the plan of LONG HUNTER CHASE, PHASE 2, SECTION 1, of record at Plat Book 7900, Page 763, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 20200323-0031178 in said Register's Office.

COMMONLY KNOWN AS: 4420 Benchmark Dr, Nashville, TN 37013
PARCEL ID: 151-09-0A-191.00
TITLE FILE NO: 4946403-1

TRACT 10:

BEING Lot 52 on the plan of SOUTHFORK, SECTION 2, of record at Book 6250, Page 386, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 2020-03230031178 in said Register's Office.

COMMONLY KNOWN AS: 4504 S Trace Blvd, Nashville, TN 37138
PARCEL ID: 063-12-0-047.00
TITLE FILE NO: 5369476-1

TRACT 11:

BEING Lot 198 on the plan of FREDERICKSBURG, SECTION FOUR, of record at Book 7900, Page 509, as amended at Book 7900, Page 749, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 2020-03230031178 in said Register's Office.

COMMONLY KNOWN AS: 4748 Potomac Ln, Brentwood, TN 37027
PARCEL ID: 171-03-0A-095.00
TITLE FILE NO: 2448825-1

Exhibit "A"
Legal Description(s)

TRACT 12:

BEING Unit 77 on the plan of MILL PARK, PHASE II (FORMERLY HICKORY HOLLOW TOWNHOMES), of record at Instrument No. 20000706-0066999, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 20200323-0031176 in said Register's Office.

COMMONLY KNOWN AS: 5170 Hickory Hollow Unit #252, Antioch, TN 37013
PARCEL ID: 163-05-0B-077.00
TITLE FILE NO: 3866886-1

TRACT 13:

BEING Lot 84 on the plan of STONE CREEK PARK, SECTION 2A, of record at P.U.D. Boundary Book 9700, Page 266, as amended at Book 9700, Page 669, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 03/23/2020 at Instrument No. 2020-03230031178 in said Register's Office.

COMMONLY KNOWN AS: 7101 Holt Run Dr, Nashville, TN 37211
PARCEL ID: 180-03-0A-063.00
TITLE FILE NO: 2062228-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1(1180 BRITTANY PARK LN, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 796 and Plat Book 9700, Page 998.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10016, Page 870; Book 10772, Page 988; Book 11398, Page 4; Book 10021, Page 60 and Book 10789, Page 173.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 9938, Page 753.

AS TO TRACT 2 (1225 QUAISE MOOR E, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 592, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 8708, Page 630; Book 7776, Page 826; Book 8201, Page 770; Book 8663, Page 384; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; Book 9245, Page 332; Book 9696, Page 654; Book 10404, Page 641; Book 7619, Page 697; Book 9509, Page 363; and Book 9647, Page 472, and Instrument No(s). 20090513-0044145 and 20060405-0039162, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 3 (2609 RIVER MEADE WAY, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20040212-0016958, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7566, Page 571, and Instrument No(s). 20040713-0083147, 20040915-0111299, 20040915-0111301, 20020425-0051348, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 3961, Page 681; Book 7061, Page 196; Book 7296, Page 484; and Book 11030, Page 731, in the Register's Office of Davidson County, Tennessee.

(4) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Instrument No(s). 20040713-0083148, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (3013 BABY RUTH LN, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20000830-0085634, as affected by instrument(s) recorded at Instrument No(s). 20020425-0051149, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20000821-0082472, 20000906-0088101, 20000821-0082471, 20000906-0088100 and 20010921-0102359, in the Register's Office of Davidson County, Tennessee.

(3) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Instrument No(s). 20000906-0088102, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 5 (3015 BABY RUTH LN, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20000830-0085634, as affected by instrument(s) recorded at Instrument No(s). 20020425-0051149, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20000821-0082472, 20000906-0088101, 20000821-0082471, 20000906-0088100 and 20010921-0102359, in the Register's Office of Davidson County, Tennessee.

(3) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Instrument No(s). 20000906-0088102, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 6 (3121 DEMETROS PL, NASHVILLE, TN 37217) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20020102-0000486, as affected by instrument(s) recorded at Instrument No(s). 20030221-0023501, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10323, Page 55; Book 10727, Page 268; Book 11019, Page 911; Book 11251, Page 126; Book 11271, Page 163, and Instrument No(s). 20020104-0001403, 20040209-0015578, 20190201-0009807, 20000710-0068261, 20020104-0001404, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 3863, Page 333; Book 8333, Page 39; Book 7830, Page 233; Book 11762, Page 271; Book 3708, Page 237; and Book 10085, Page 576, and Instrument No(s). 20031120-0169458 and 20031120-0169459, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) as set forth in instrument(s) recorded at Book 10339, Page 298, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 7 (3908 PEPPERWOOD DR, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 938, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 8703, Page 462; Book 9664, Page 162; Book 8757, Page 639; and Book 8757, Page 623, and Instrument No(s). 20190611-0055977, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 8 (4068 CALUMET DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 673, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7572, Page 594 and Book 7682, Page 564, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 7797, Page 469 and Book 7797, Page 500, in the Register's Office of Davidson County, Tennessee.

(4) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Book 7570, Page 216, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 9 (4420 BENCHMARK DR, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 763, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 9430, Page 251; Book 9534, Page 942; Book 9433, Page 953; Book 4446, Page 423; and Book 4535, Page 351, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 9588, Page 930; Book 8197, Page 288; Book 9661, Page 919; Book 2338, Page 466; Book 9988, Page 793; Book 9588, Page 930; and Book 9988, Page 821, in the Register's Office of Davidson County, Tennessee.

(4) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Book 9432, Page 792, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 10 (4504 S TRACE BLVD, NASHVILLE, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 6250, Page 386, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 6906, Page 733; Book 8291, Page 955; and Book 6790, Page 998, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 11 (4748 POTOMAC LN, BRENTWOOD, TN 37027) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 7900, Page 749 and Book 7900, Page 509, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843; Book 8920, Page 40; Book 8920, Page 45; Book 7900, Page 807; and Book 9443, Page 538, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 7993, Page 269 and Book 7851, Page 712, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) as set forth in instrument(s) recorded at Book 9771, Page 545, in the Register's Office of Davidson County, Tennessee.

(5) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Book 9698, Page 81 and Book 9698, Page 124, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 12 (5170 HICKORY HOLLOW UNIT #252, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20000706-0066999, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10719, Page 425; Book 11167, Page 757; and Book 10719, Page 419, and Instrument No(s). 20011016-0112643, 20010712-0074528, 20080304-0021743, 20110208-0011084, 20140902-0079467, 20141231-00119109, 20160223-0017010 and 20161028-0113925

(3) Easement(s) as set forth in instrument(s) recorded at Book 11378, Page 991, in the Register's Office of Davidson County, Tennessee.

(4) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Book 11221, Page 249, and Instrument No(s). 20010712-0074529, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 13 (7101 HOLT RUN DR, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 669 and Book 9700, Page 266, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10324, Page 365; Book 10953, Page 804; and Book 10324, Page 358, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 6068, Page 119; Book 6218, Page 199; Book 10487, Page 632; and Book 10716, Page 596, in the Register's Office of Davidson County, Tennessee.

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 10/30/2024 (date of document).

Affiant Signature

10/30/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 30th day of October, 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