Karen Johnson Davidson County
Batch# 1201122 DEEDQC
11/04/2024 12:35:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20241104-0085523

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, formerly known as SRMZ 4 ASSET COMPANY 2, LLC, as shown on Amended and Restated Certification of Formation of SRMZ 4 ASSET COMPANY 2, LLC attached hereto as Exhibit C**, 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:

NOTARY PUBLIC STATE OF TEXAS
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 337 on the plan of CANE RIDGE FARMS, PHASE 6, SECTION 2, of record at Instrument No. 20060216-0018813, 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 Affidavit of Name Change recorded 03/23/2020 at Instrument No. 2020-03230031175 in said Register's Office.

COMMONLY KNOWN AS: 3165 Skinner Dr, Antioch, TN 37013
PARCEL ID: 174-11-0A-402.00
TITLE FILE NO: 5318344-1

TRACT 2:

BEING Lot 112 on the plan of THE PENINSULA, PHASE 3, SECTION 2, of record at Plat Book 9700, Page 841, 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 Affidavit of Name Change recorded 03/23/2020 at Instrument No. 2020-03230031175 in said Register's Office.

COMMONLY KNOWN AS: 4813 Peninsula Pointe Dr, Hermitage, TN 37076
PARCEL ID: 097-16-0A-112.00
TITLE FILE NO: 5987263-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1(3165 SKINNER DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20060216-0018813, 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). 200000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20100526-0040558 and 20120524-0045182, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 4420, Page 36 and Book 4428, Page 565, and at Instrument No(s). 20021023-0009340, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) as set forth in instrument(s) recorded at Book 5078, Page 476, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (4813 PENINSULA POINTE DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 841, 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 9564, Page 693; Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; and Book 11181, Page 371, and at Instrument No(s). 20000822-0083193 and 20030313-0033780, in the Register's Office of Davidson County, Tennessee.

Exhibit "A"

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "SRMZ 4 ASSET COMPANY 2, LLC", CHANGING ITS NAME FROM "SRMZ 4 ASSET COMPANY 2, LLC" TO "ALTO ASSET COMPANY 2, LLC", FILED IN THIS OFFICE ON THE ELEVENTH DAY OF FEBRUARY, A.D. 2020, AT 5:55 O`CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

7675528 8100
SR# 20201012414

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202370206
Date: 02-12-20

EXHIBIT "C"

AMENDED AND RESTATED CERTIFICATE OF FORMATION
OF
SRMZ 4 ASSET COMPANY 2, LLC

This Amended and Restated Certificate of Formation of SRMZ 4 Asset Company 2, LLC (the "LLC"), dated as of February 11, 2020, has been duly executed and is being filed by the undersigned, as an authorized person, in accordance with the provisions of 6 Del. C. §18-208, to amend and restate the original Certificate of Formation of the LLC, which was filed on October 28, 2019, with the Secretary of State of the State of Delaware (the "Certificate").

The Certificate is hereby amended and restated in its entirety to read as follows:

1. The name of the limited liability company is:

ALTO Asset Company 2, LLC

2. The address of the registered office of the LLC in the State of Delaware is 1675 S. State St., Ste, B, Dover, Delaware 19901. The name of the registered agent of the LLC at such address is Capitol Services, Inc.

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Certificate of Formation as of the date first-above written.

By: /s/ Mary Grace De Asis
Mary Grace De Asis
Authorized Person

736208538 15489420

State of Delaware
Secretary of State
Division of Corporations
Delivered 05:55 PM 02/11/2020
FILED 05:55 PM 02/11/2020
SR 20201012414 - File Number 7675528

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