Karen Johnson Davidson County
Batch# 1259938 DEEDWARR
04/15/2025 07:37:30 AM 6 pgs
Fees: $33.00 Taxes: $1,831.50
20250415-0028338

File Number: 25182820-ZZ

THIS INSTRUMENT PREPARED BY: Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	WHEN RECORDED RETURN TO: BCHH 181 Montour Run Road, Coraopolis, PA 15108	Send Tax Bills to: Joyce Leigh Ferguson 5502 Oakmont Circle, Nashville, TN 37209	Map & Parcel No. 103-07-0-005.00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $495,000.00 cash in hand paid by Joyce Leigh Ferguson, a single person, whose address is 5502 Oakmont Circle, Nashville, Tennessee 37209 ("Grantee)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, VM Pronto, LLC, a Delaware limited liability company, whose address is 5001 Plaza on the Lake, Suite 200, Austin, Texas 78746 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee, Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 03/08/2024 at Instrument Number 20240308-0016142 in the Register's Office of Davidson County, Tennessee.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, Grantee's heirs, successors and assigns in fee simple forever. And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the afore-described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 8th day of April, 2025

[Signature Page Follows]

GRANTOR:

VM Pronto, LLC, a Delaware limited liability company

By: Alyssia Ventura
Its: Authorized Signer

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Williamson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Alyssia Ventura, the Auth. Signer of VM Pronto, LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 4 day of April, 2025.

Chris Ventura
Notary Public

My Commission Expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

OATH OF CONSIDERATION

The actual consideration for this transfer is $495,000.00. The assessed value is @ $93,575.

Grantee:

Individual Grantee:

Joyce Leigh Tyree
Joyce Leigh @

Corporate Grantee:

N/A
By:
Its:

Tennessee : State
County. Davidson
SUBSCRIBED AND SWORN TO before me this 08 day of April, 2025.

Helen F Mackey
Notary Public
My Commission Expires: 06-29-27

(For Recording Data Only)

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

File Number: 25182820-ZZ

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot front 60 feet on the North side of Oakmont Circle and runs back 93 feet on the East line and 123 feet on the West line to a dead line in the rear on which it measures 67.1 feet.

Parcel Number: 103-07-0-005.00

Commonly known as: 5502 Oakmont Circle, Nashville, Tennessee 37209

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

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 4/8/2025 (date of document).

Affiant Signature

4/14/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14th day of April, 2025.

Thomas E Workman
Notary's Signature

MY COMMISSION EXPIRES: 2-10-2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2029
Commission Number 1391170