Karen Johnson Davidson County
Batch# 1284021 DEEDQC
06/13/2025 08:33:30 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20250613-0045839

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:
RH ALTO Asset Company, LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

QUITCLAIM DEED

THIS DEED, made to be effective as of the 28th day of May, 2025, is made and entered into by and between **ALTO ASSET COMPANY 1, LLC, a Delaware limited liability company, formerly known as SRMZ 4 Asset Company 1, LLC, as shown on Amended and Restated Certificate of Formation of SRMZ 4 Asset Company 1, LLC attached hereto as Exhibit C**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **RH ALTO Asset Company, LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, all of Grantor's right, title and interest in 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.

EXECUTED by the undersigned this 19 day of May, 2025.

GRANTOR:

ALTO ASSET COMPANY 1, 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 19 day of May, 2025, by Joseph V. Gatti, as Vice President and Secretary of ALTO ASSET COMPANY 1, 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:

JACLYN A. KRAMER
Notary Public, State of Texas
Comm. Expires 04-02-2029
Notary ID 135500150

_____
Notary Public

Commission Expires: 04/02/2029

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**.

Rob Newman-AFFIANT

Subscribed and sworn to before me this 30th day of May, 2025.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Notary Public

Commission Expires: 04/02/2029

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 55, Phase I, Section Two, Jackson's Retreat, as shown on plat of record in Plat Book 5200, Page 334-335, as amended in Book 5972, Page 96 and Book 6024, Page 378, in the Register's Office, 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 12/12/2019 at Instrument No. 20191212-0128023 in said Register's Office.

COMMONLY KNOWN AS: 1104 Jacksons View Rd, Hermitage, TN 37076
PARCEL ID: 086-07-0-016.00
TITLE FILE NO: 2885409-1

TRACT 2:

BEING Lot 47, on the plan of Section Two Harborview Final Phase, as shown on plat of record in Plat Book 9700, Page 708, in the Register's Office, 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 10/04/2019 at Instrument No. 20191004-0101941 in said Register's Office.

COMMONLY KNOWN AS: 117 New Haven Ct, Nashville, TN 37214
PARCEL ID: 108-12-0B-252.00
TITLE FILE NO: 2964141-1

TRACT 3:

BEING Lot 4, Plan of HERITAGE VIEW SUBDIVISION SECTION ONE, as shown on plan of record in Plat Book 6900, Page 772, in the Register's Office, DAVIDSON County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 12/12/2019 at Instrument No. 20191212-0128019 in said Register's Office.

COMMONLY KNOWN AS: 1512 Heritage View Blvd, Madison, TN 37115
PARCEL ID: 042-12-0-090.00
TITLE FILE NO: 2124416-1

Exhibit "A"
Legal Description(s)

TRACT 4:

BEING Lot 14, on the Plan of Final Plat Section One, Harborview, Final Phase of record in Plat Book 9700, Page 192, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 12/12/2019 at Instrument No. 20191212-0128021 in said Register's Office.

COMMONLY KNOWN AS: 2312 Harborwood Pt, Nashville, TN 37214
PARCEL ID: 108-12-0B-209.00-CO
TITLE FILE NO: 3946842-1

TRACT 5:

BEING Lot 80, on the plan of Hickory Valley Subdivision, Section 3, as shown on plat of record in Plat Book 4460, Page 86, in the Register's Office, 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 12/12/2019 at Instrument No. 20191212-0128023 in said Register's Office.

COMMONLY KNOWN AS: 316 Ocala Ct S, Nashville, TN 37211
PARCEL ID: 162-05-0-216.00
TITLE FILE NO: 2710277-1

TRACT 6:

BEING Lot 386 on the Plan of Section Eight, 2nd Revision, The Country of record in Plat Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 12/12/2019 at Instrument No. 20191212-0128022 in said Register's Office.

COMMONLY KNOWN AS: 3316 Westcliffe Circle, Nashville, TN 37013
PARCEL ID: 150-04-0-111.00
TITLE FILE NO: 3859895-1

Exhibit "A"
Legal Description(s)

TRACT 7:

BEING Unit 29 on the plan of Second Revision of Section 2, Phase I, Leisure Heights of record in Book 6900, Page 440, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 12/12/2019 at Instrument No. 20191212-0128018 in said Register's Office.

COMMONLY KNOWN AS: 405 Leisure Ln, Nashville, TN 37013
PARCEL ID: 162-16-0C-029.00-CO
TITLE FILE NO: 3866209-1

TRACT 8:

BEING Lot 136, Final Plat of Long Hunter Chase, A Residential Planned Unit Development, Phase 1, Section II, as shown on plat of record in Plat Book 9700, Page 638, in the Register's Office, 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 12/12/2019 at Instrument No. 20191212-0128021 in said Register's Office.

COMMONLY KNOWN AS: 6412 Paddington Way, Antioch, TN 37013
PARCEL ID: 151-09-0A-136.00
TITLE FILE NO: 3835727-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1104 JACKSONS VIEW RD, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 334-335, as amended in Book 5972, Page 96 and Book 6024, Page 378, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5741, Page 360; Book 5676, Page 67; Book 5745, Page 294; and Book 5745, Page 283, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (117 NEW HAVEN CT, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 708, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10125, Page 494; Book 10344, Page 233; Book 10386, Page 334; Book 10316, Page 891; Book 7462, Page 503; Book 10316, Page 886; Book 7513, Page 374; and Instrument No. 199912150303474, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 5795, Page 181; Book 5856, Page 80; Book 5856, Page 84; and Book 10937, Page 376, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (1512 HERITAGE VIEW BLVD, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 772, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7778, Page 461 and Book 8592, Page 433, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 4 (2312 HARBORWOOD PT, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 192, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10316, Page 891; Book 10125, Page 494; Book 10344, Page 233; and Book 10386, Page 334, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 5658, Page 984; Book 5795, Page 181; Book 5856, Page 80; Book 5856, Page 84; Book 5807, Page 381; Book 6147, Page 886; Book 6147, Page 893; and Book 8068, Page 723, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Book 7390, Page 270 and Book 10937, Page 376, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 5 (316 OCALA CT S, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4460, Page 86, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4604, Page 526; Book 4630, Page 542; and Book 5967, Page 773, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 6 (3316 WESTCLIFFE CIRCLE, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Pages 912-913, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 6764, Page 735, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 7 (405 LEISURE LN, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 440, Book 6200, Page 241 and Book 5200, Page 609, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 6146, Page 241; Book 6150, page 585; Book 6259, Page 862; Book 7303, Page 232; and Book 6146, Page 276, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 4984, Page 569; Book 6303, Page 596; Book 6813, Page 450; and Book 6145, page 226, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 8 (6412 PADDINGTON WAY, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 638, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 9430, Page 251; Book 9534, Page 938; Book 9534, Page 942; and Book 9433, Page 953, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 10796, Page 619, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "C"

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 1, LLC", CHANGING ITS NAME FROM "SRMZ 4 ASSET COMPANY 1, LLC" TO "ALTO ASSET COMPANY 1, LLC", FILED IN THIS OFFICE ON THE TWENTIETH DAY OF NOVEMBER, A.D. 2019, AT 4:51 O`CLOCK P.M.





7606702 8100
SR# 20198206737

Authentication: 204056184
Date: 11-21-19

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

AMENDED AND RESTATED CERTIFICATE OF FORMATION
OF
SRMZ 4 ASSET COMPANY 1, LLC

This Amended and Restated Certificate of Formation of SRMZ 4 Asset Company 1, LLC (the "LLC"), dated as of November 20, 2019, 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 September 13, 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 1, 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

7355132561 5489420

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:51 PM 11/20/2019
FILED 04:51 PM 11/20/2019
SR 20198206737 - File Number 7606702

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 05/28/2025 (date of document).

Affiant Signature

5/30/2025
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 30TH day of MAY, 2025.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157