File Number. AM07250041-ZZ

Prepared by
Record and Return to
Chapman and Rosenthal Title
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1303506
07/30/2025 09 36 24 AM
Fees $28 00 Taxes $1,295 00

Davidson County
DEEDWARR
5 pgs

20250730-0060076

THIS INSTRUMENT PREPARED BY	WHEN RECORDED RETURN TO.	Send Tax Bills to:	Map & Parcel No.
Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	Chapman & Rosenthal Title, Inc 10 Burton Hills Blvd, Suite 130, Nashville, TN 37215	Eulalia Garibay and Alfiedo Eutimio 512 Northcrest Dr, Nashville, TN 37211	147 11 0 046 00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $350,000.00 cash in hand paid by Eulalia Garibay, an unmarried woman, and Alfiedo Eutimio, an unmarried man, as joint tenants, with right of survivorship, whose address is 512 Northcrest Drive, Nashville, Tennessee, 37211 ("Grantee)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, VM Master Issuer, 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 08/31/2023 at Instrument Number 20230831-0068390 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 22 day of July, 2025

[Signature Page Follows]

GRANTOR:

VM Master Issuer, LLC, a Delaware limited liability company

By. Alyssia Ventura
Its: Authorized Signer

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF WILLIAMSON)

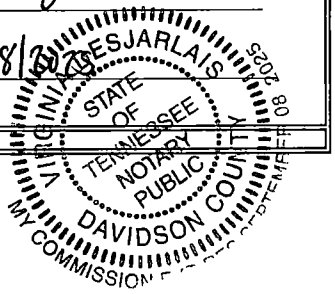
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared ALYSSIA N. VENTURA, the AUTHORIZED SIGNER of VM Master Issuer, LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through TEXAS D.L. (description of identity card or other 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 22ND day of JULY, 2025.

Notary Public OF TEXAS
JOHN ZAVALA
My Commission Expires 05/17/2026

JOHN ZAVALA
Notary ID #133766851
My Commission Expires
May 17, 2026

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751503**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $350,000 00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2025 Notary Public My Commission Expires 9/8/2028



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Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 446, AS SHOWN ON THE AP ENTITLED WHISPERING HILLS, SECTION 2-C, OF RECORD IN PLAT BOOK 2663, PAGES 66 AND 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel Number: 147 11 0 046 00

Commonly known as 512 Northcrest Dr, Nashville, Tennessee 37211

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