File Number: AM09250208-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: Stockell Residential Real Estate Partners 1212 Laurel Street, Apt. 505 Nashville, TN 37203	Map & Parcel No. 081-11-0-441.00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $187,000.00 cash in hand paid by Stockell Residential Real Estate Partners, whose address is 1212 Laurel Street, Apt. 505, Nashville, Tennessee 37203 ("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 3903 S. Congress Ave. #40298, Austin, Texas 78704 ("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.

Karen Johnson Davidson County
Batch# 1336347 DEEDWARR
10/21/2025 11:50:30 AM 6 pgs
Fees: $33.00 Taxes: $691.90
20251021-0083788

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

Dated this 20 day of October, 2025.

[Signature Page Follows]

GRANTOR:

VM Master Issuer, LLC, a Delaware limited liability company

By: Alyssia Ventura
Its: Authorized signor

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Williamson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Alyssa Ventura, the Auth. Signor of VM Master Issuer, 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 20 day of October, 2025.

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 $187,000.00. The assessed value is $47,500.00.

Grantee:

Individual Grantee:

Corporate Grantee:

By:

Its:

SUBSCRIBED AND SWORN TO before me this 21st day of October, 2025.

Notary Public

My Commission Expires: 09-17-2026

EMINA SABANOVIC
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP58958
MY COMMISSION EXPIRES SEPTEMBER 17, 2026

(For Recording Data Only)

True Copy Certification

I, Joseph Ryan Lowery, 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 10/20/2025.

Signature

10/21/2025
Date

State of KY

County of Warren

Sworn to and subscribed before me this 21st day of October, 2025.

Notary's Signature

My Commission Expires: 09-17-2026

EMINA SABANOVIC
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP58958
MY COMMISSION EXPIRES SEPTEMBER 17, 2026

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Exhibit "A"

Being the Northerly half of Lot No. 188 on the plan of McGavock, Wetmore and others, second addition to Nashville, called the addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Northerly half of Lot No. 188 fronts 50 feet on the Westerly Side of Twelfth Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Parcel Number: 081-11-0-441.00

Commonly known as: 1721 12th Ave N, Nashville, Tennessee 37208

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