Karen Johnson Davidson County
Batch# 1390634 DEEDWARRSP
03/10/2026 09:36:30 AM 7 pgs
Fees: $38.00 Taxes: $1,572.50
20260310-0018864

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 Felousiz
412-453-7430, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
JEFF 1, LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 6th day of March, 2026, is made and entered into by and between **VM Pronto, LLC, a Delaware limited liability company**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **JEFF 1, LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 4 day of March, 2026.

GRANTOR:

VM Pronto, LLC,
a Delaware limited liability company

By: Main Street Renewal LLC, a Delaware limited liability company
Its: Authorized Signer

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 4 day of March, 2026, by Jay Eckert, as Authorized Signer of Main Street Renewal LLC, a Delaware limited liability company, the Authorized Signer of VM Pronto, 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 signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

_____
Notary Public

Commission Expires: 4/2/2029

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

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 **$425,000.00**.

AFFIANT

Subscribed and sworn to before me this 6th day of March, 2026.

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 840 of Charlotte Park, Section 22, as of record in Plat Book 3700, Pages 67 and 68 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Said Lot 840 fronts 75.0 feet on the south side of Wilclay Drive and extends back 122.0 feet on the easterly line and 145.3 feet on the westerly line, to a dead line in the rear, measuring 78.52 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 08/05/2024 at Instrument No. 20240805-0059298 in said Register's Office.

COMMONLY KNOWN AS:	415 Wilclay Dr, Nashville, TN 37209
PARCEL ID:	102-04-0-140.00
TITLE FILE NO:	p8216786-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (415 WILCLAY DR, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3700, Pages 67 and 68.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4017, Page 699.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2593, Page 566.

Tennessee Certification of Electronic Document

I, Sadie Sciulli, 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 03/06/2026 (date of document).

Affiant Signature

03/06/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th day of March, 2026.

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