Karen Johnson Davidson County
Batch# 1400103 DEEDWARRSP
04/01/2026 09:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260401-0025816

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(_X___)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY	ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY	SEE EXHIBIT "A"
401 CONGRESS AVENUE, 33RD FLOOR	401 CONGRESS AVENUE, 33RD FLOOR	
AUSTIN, TX 78701	AUSTIN, TX 78701	

This Deed executed this 26th day of MARCH 2026, for and in consideration of **Ten and 00/100 Dollars ($10.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **VM PRONTO, LLC** has/have this day bargained and sold, and do hereby transfer and convey unto the said **ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 26 day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

VM PRONTO, LLC, a Delaware limited liability company

By: _____

Name: Jason Rottinger

Title: Vice President

STATE OF Texas)
COUNTY OF Travis)

The foregoing instrument was acknowledged before me this 26 day of March, 20 26, by Jason Rottinger, who is personally known to me (or satisfactorily proven) to be the _ Jason Rottinger of **VM PRONTO, LLC** the __ **Vice President** _herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____
Notary Public
My Commission Expires: 4/2/2029

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

OATH OF VALUE STATEMENT

STATE OF Texas
COUNTY OF Travis

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 26 day of March, 2026

Jaclyn A Kramer

Notary Public
My commission expires: 4/2/2029
SEAL

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

Name and address for person(s) responsible for taxes:
ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY
401 CONGRESS AVENUE, 33RD FLOOR
AUSTIN, TX 78701

Name and Address of property owner:
ALTO ASSET COMPANY 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY
401 CONGRESS AVENUE, 33RD FLOOR
AUSTIN, TX 78701

Exhibit "A"
Legal Description

TRACT 1:
File Number: TAV1TN5
County: Davidson
Street Address: 4936 Peppertree Dr, Antioch, TN 37013
APN: 165-14-0-135.00

Legal Description:
Land in Davidson County, Tennessee, Being Lot 291 on the plan of SECTION 13, PEPPERTREE FOREST, of record at Plat Book 8250, Page 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to VM Pronto, LLC, by Quitclaim Deed from Mupr 3 Assets, LLC, of record in Instrument No. 20230428-0031275, in the Register's Office of Davidson County, Tennessee, dated November 04, 2022, and recorded on April 28, 2023.

TRACT 2:
File Number: TAV1TN52
County: Davidson
Street Address: 1005 Carolyn Ave Unit B, Nashville, TN 37216
APN: 072094L00200CO

Legal Description:
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1005 CAROLYN AVENUE HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1005 Carolyn Avenue Homes, a Horizontal Property Regime, of record in Instrument No. 20220406-0039834, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to VM Pronto, LLC, a Delaware Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20211229-0171003, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021 and recorded on December 29, 2021.

TRACT 3:
File Number: TAV1TN78
County: Davidson
Street Address: 4011 Havendale Dr, Nashville, TN 37207
APN: 041-04-0-092.00

Legal Description:
Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of DALEMERE SUBDIVISION, SECTION 7 of record in Plat Book 3700, Page 123, 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 No. 169 fronts 267.05 feet on the Northeasterly margin of Havendale Drive and extends back 217.1 feet on the Northwesterly line and 170 feet on the Southeasterly line to a dead line in the rear measuring 142.15 feet thereon.

Being the same property conveyed to VM Pronto, LLC, A Delaware Limited Liability Company, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 20220923-0105944, in the Register's Office of Davidson County, Tennessee, dated September 12, 2022, and recorded on September 23, 2022.

Tennessee Certification of Electronic Document

I, Prinon Mahdi, 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 03/26/2026 (date of document).

Prinon Mahdi
Affiant Signature

03/31/2026
Date

State of ~~Tennessee~~ New York

County of NY

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/16/2029

NOTARY'S SEAL

MELISSA BLACKNICK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BL4957475
Qualified in New York County
Commission Expires October 16, 2029