Karen Johnson Davidson County
Batch# 1404949 DEEDWARR
04/14/2026 08:59:30 AM 6 pgs
Fees: $33.00 Taxes: $2,275.50
20260414-0030096

File Number: AM03260039-ZZ

*New Owner RV

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: * Rachel Hendrich 902 Mitchell Rd, Unit A Nashville, TN 37206	Map & Parcel No. 083 12 2A 001.00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $615,000.00 cash in hand paid by Rachel Hendrich, whose address is 902 Mitchell Rd, Unit A, Nashville, Tennessee 37206 ("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.

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

Dated this 7th day of April, 2026.

[Signature Page Follows]

This deed made to be effective this 9 day of April, 2026.

OATH OF CONSIDERATION

The actual consideration for this transfer is $615,000.00. The assessed value is $198,300.00.

Grantee:

Individual Grantee:

Rachel Hendrich

Rachel Hendrich

Corporate Grantee:

By: _____

Its: _____

SUBSCRIBED AND SWORN TO before me this 9th day of April, 2026.

Notary Public

My Commission Expires: 05/23/2028

(For Recording Data Only)

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

GRANTOR:

VM Master Issuer, LLC, a Delaware limited liability company

By: Tim Eller
Its: Authorized Signatory

ACKNOWLEDGMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Tim Eller, the Authorized Signatory of VM Master Issuer, LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through Drivers License (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 7th day of April, 2026.

Notary Public Elizabeth Ashley Kiem

My Commission Expires: May 17, 2028

ELIZABETH ASHLEY KIEM
Notary Public - Arizona
Maricopa County
Commission # 667044
My Comm. Expires May 17, 2028

File Number: AM03260039-ZZ

Exhibit "A"

Land in Davidson County, Tennessee, being Unit A of 902 Mitchell Road Homes, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220627-0073291 in the Register's Office of Davidson County, Tennessee.

Parcel Number: 083 12 2A 001.00

Commonly known as: 902 Mitchell Rd, Unit A, Nashville, Tennessee 37206

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

True Copy Certification

I, Tim Eller, 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 April 07, 2026.

Signature By: Tim Eller,
Its: Authorized Signatory

April 07, 2026
Date

State of ARIZONA

County of MARICOPA

Sworn to and subscribed before me this 7th day of April, 2026.

Notary's Signature Elizabeth Ashley Kiem
My Commission Expires: May 17, 2028

ELIZABETH ASHLEY KIEM
Notary Public - Arizona
Maricopa County
Commission # 667044
My Comm. Expires May 17, 2028