Karen Johnson Davidson County
Batch# 1426713 DEEDWARR
05/29/2026 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20260529-0048828

WARRANTY DEED

STATE OF Colorado
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2026.

PRISCILLA ELIZABETH CRUZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254044629
MY COMMISSION EXPIRES 12/10/2029

Notary Public

MY COMMISSION EXPIRES: 12/10/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stacey Nash, First Integrity Title Company
501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 108-2606812-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Van Sieu Dinh	Van Sieu Dinh	060 07 0 069.00
(NAME)	(NAME)	
589 Saundersville Road	589 Saundersville Road	
(ADDRESS)	(ADDRESS)	
Mount Juliet TN 37122	Mount Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty Thousand And No/100 Dollars ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VM MASTER ISSUER, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Van Sieu Dinh, Sole Owner,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

TRACT 1:

BEING LOT 65 ON THE PLAN OF HILLHURST ACRES, SECTION 2, OF RECORD IN PLAT BOOK 2331, PAGE 70, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

APN/Parcel ID: 060 07 0 069.00

Being the same property conveyed VM Pronto, LLC to VM Master Issuer, LLC, a Delaware limited liability company by Quit Claim Deedin an instrument dated may 01, 2024 and recorded May 07, 2024 #20240507-0033546 in Karen Johnson Davidson County

unimproved ☐
This is improved ☑ property, known as 2929 Stanwyck Dr, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 28th day of April, 2026.

VM Master Issuer, LLC a Delaware limited liability company
By: Main Street Renewal LLC, a Delaware limited liability company
Its: Authorized Signatory

By: _____
Name: Tim Eller
Its: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 28th day of April, 2026, by Tim Eller as Authorized Signatory for Main Street Renewal LLC, a Delaware limited liability company, its Authorized Signatory for VM Master Issuer, LLC, a Delaware limited liability company

_____
Notary Public
Elizabeth Ashley Kiem
Witness my hand and official seal.
My Commission Expires: May 17, 2028

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

Tennessee Certification of Electronic Document

I, Angelyna Baker, 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 28, 2026 (date of document).

Affiant Signature

5/5/2026
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this 5th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/10/2029

NOTARY'S SEAL

PRISCILLA ELIZABETH CRUZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254044629
MY COMMISSION EXPIRES 12/10/2029