WARRANTY DEED

Karen Johnson Davidson County
Batch# 1429562 DEEDWARR
06/09/2026 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20260609-0051637

STATE OF ARIZONA
COUNTY OF MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant By: Tim Eller, Its: Authorized Signatory

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2026.

Notary Public Elizabeth Ashley Kiem

MY COMMISSION EXPIRES: May 17, 2028
(AFFIX SEAL)

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

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

File No.: 108-2609008-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John W. Tidwell and Chao L. Zheng	John W. Tidwell and Chao L. Zheng	128 14 0 087.00
(NAME)	(NAME)	
338 Cross Timber Dr	338 Cross Timber Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty-Five Thousand And No/100 Dollars ($555,000.00), 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 **JOHN W. TIDWELL AND CHAO L. ZHENG, A MARRIED COUPLE,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 165 ON THE PLAN OF, SECTION TWO HARPETH PARK, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3700, PAGE 58 AND SURVEYOR'S CERTIFICATE OF CORRECTION BOOK 4226, PAGE 614, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

APN/Parcel ID: 128 14 0 087.00

Being the same property conveyed to VM Master Issuer, LLC by Mesa Verde Assets, LLC in a Quit Claim Deed instrument number 20240201-0007179 dated February 01, 2024 and recorded February 01, 2024 in Karen Johnson Davidson County

unimproved ☐
This is improved ☑ property, known as 338 Cross Timber Dr, Nashville, TN 37221
(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 18th day of May, 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 18th day of May, 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 May 18, 2026 (date of document).

Affiant Signature

5/19/2026
Date

State of Colorado

County of Arapahoe

MILA BETZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154021440
MY COMMISSION EXPIRES 6/1/2027

Sworn to and subscribed before me this 19th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 6/1/2027

NOTARY'S SEAL