Karen Johnson Davidson County
Batch# 1480272 DEEDWARR
10/02/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20261002-0090955

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $438,000.00. **By: Tim Eller, Its: Authorized Signatory (Affiant)** Subscribed and sworn to before me, this the 24th day of September, 2026. **Jason Hansen, Notary Public** **STATE of ARIZONA** **COUNTY of MARICOPA** **Commission #: 694347** **My Commission Expires: April 10, 2030**

JASON HANSEN
Notary Public - Arizona
Maricopa County
Commission # 694347
My Comm. Expires Apr 10, 2030

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Ahern Karin Ahern	New Owner(s)	072-11-4P-001.00-CO
4140 King Street		
Denver, CO 80211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), 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(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KD NASH, LLC., A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, The Townhomes at 2117 Scott Avenue, a Horizontal Property Regime in Nashville, Davidson County, Tennessee and described in a Declaration Establishing a Horizontal Property Regime for The Townhomes at 2117 Scott Avenue, of record as Instrument No. 20220303-0024644, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Townhomes at 2117 Scott Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20220303-0024644, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mesa Verde Assets, LLC by Warranty Deed from Urban Dwell Homes, GP of record in Instrument No. 20220506-0052401 Register's Office for Davidson County, Tennessee, dated April 26, 2022 and recorded on May 6, 2022.

Being part of the same property conveyed to VM Master Issuer, LLC by Quitclaim Deed from Mesa Verde Assets, LLC of record in Instrument No. 20231227-0099391 Register's Office for Davidson County, Tennessee, dated December 21, 2023 and recorded on December 27, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2117 Scott Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of September, 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 24th day of September, 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.

JASON HANSEN
Notary Public - Arizona
Maricopa County
Commission # 694347
My Comm. Expires Apr 10, 2030

Witness my hand and seal this 24th day of September, 2026.

_____
Notary Public Jason Hansen

My Commission Expires: April 10, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 25, 2026

Affiant Signature

1st day of October, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028