Karen Johnson Davidson County
Batch# 1485124 DEEDQC
10/15/2026 04:08:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20261015-0094859

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felousiz
412-453-7430, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
JEFF 1, LLC
401 Congress Avenue
33rd Floor
Austin, TX 78701

QUITCLAIM DEED

THIS DEED, made to be effective as of the 9th day of October, 2026, is made and entered into by and between **VM Master Issuer, LLC, a Delaware limited liability company**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **JEFF 1, LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, all of Grantor's right, title, and interest in the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions of record.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 5th day of October, 2026.

GRANTOR:

VM Master Issuer, LLC,
a Delaware limited liability company

By: _____
Name: Matthew McManus
Title: Vice President

STATE OF NEW YORK §
COUNTY OF NEW YORK §

The foregoing instrument was acknowledged before me this 5th day of October, 2026, by Matthew McManus, as Vice President of VM Master Issuer, LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

ELEANOR ALICE SHLONSKY
Notary Public, State of New York
Reg. No. 02SH0039883
Qualified in New York County
Commission Expires July 29, 2029

_____
Notary Public

Commission Expires: 7/29/29

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

AFFIANT

Subscribed and sworn to before me this 13th day of October, 2026.

SEAL:

Notary Public

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Commission Expires: 04/02/2029

Exhibit "A"
Legal Description(s)

TRACT 1:

Land in Davidson County, Tennessee, being Unit A of 1113 38TH AVENUE N HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220930-0107948 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 08/31/2023 at Instrument No. 20230831-0068391 in said Register's Office.

COMMONLY KNOWN AS: 1113 38th Ave N Unit A, Nashville, TN 37209
PARCEL ID: 091-04-0I-001.00
TITLE FILE NO: p8522284-1

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. A on the Plan of Re-Subdivision of Lots 5 and 6, Ira Crandalls Subdivision of Lots 4 and 15, Buena Vista of record in Plat Book 4460, Page 102, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 07/14/2023 at Instrument No. 20230724-0056998 in said Register's Office.

COMMONLY KNOWN AS: 2009 12th Ave N, Nashville, TN 37208
PARCEL ID: 081-07-0-099.00
TITLE FILE NO: p8007402-1

Exhibit "A"
Legal Description(s)

TRACT 3:

Land in Davidson County, Tennessee, being the East 1 foot of Lot No. 35 and the West 40 feet of Lot No. 36 on the Map of John Langham's Lots in Northwest Nashville, of record in Book 57, Page 91, Register's Office for said County.

According to a survey made by Norris H. Hickerson, Surveyor, April 18, 1949, said parts of said lots adjoin and front together 41 feet on the Northerly side of Herman Street and run back between lines, 160.3 feet on the Westerly line and 160.3 feet on the Easterly line, to an alley on which they measure 41 feet.

BEING the same property conveyed to Grantor by deed recorded 08/24/2023 at Instrument No. 20230831-0068391 in said Register's Office.

COMMONLY KNOWN AS: 2116 Herman St, Nashville, TN 37208
PARCEL ID: 092-07-0-094.00
TITLE FILE NO: p8520345-1

TRACT 4:

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 Grantor by deed recorded 12/21/2023 at Instrument No. 20231227-0099391 in said Register's Office.

COMMONLY KNOWN AS: 2117 Scott Ave, Nashville, TN 37216
PARCEL ID: 072-11-4P-001.00
TITLE FILE NO: p8693325-1

Exhibit "A"
Legal Description(s)

TRACT 5:

Land in Davidson County, Tennessee, being Unit A of 2142 OAKLAND STREET HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20220922-0105378 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 08/24/2023 at Instrument No. 20230831-0068391 in said Register's Office.

COMMONLY KNOWN AS: 2142 Oakland St Unit A, Nashville, TN 37210
PARCEL ID: 106-13-4D-001.00
TITLE FILE NO: p8492872-1

TRACT 6:

Land in Davidson County, Tennessee, being Unit A of 2418 INGA STREET HOMES, according to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No(s). 20211214-0165220 and 20220406-0039831 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed recorded 08/24/2023 at Instrument No. 20230831-0068390 in said Register's Office.

COMMONLY KNOWN AS: 2418 Inga St Unit A, Nashville, TN 37206
PARCEL ID: 072-13-1D-001.00
TITLE FILE NO: p8217009-1

TRACT 7:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of L.C. Thuss' Subdivision of a Part of the Barrow Lands, of record in Book 547, Page 102, Register's Office for said County.

Said Lot No. 17 fronts 40 feet on the westerly side of 28th Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Grantor by deed recorded 07/14/2023 at Instrument No. 20230724-0056998 in said Register's Office.

COMMONLY KNOWN AS: 707 28th Ave N, Nashville, TN 37208
PARCEL ID: 092-06-0-377.00
TITLE FILE NO: p8429487-1

Tennessee Certification of Electronic Document

I, Rob Newman, 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 10/09/2026 (date of document).

Affiant Signature

10/13/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13th day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157