Karen Johnson Davidson County
Batch# 1485124 DEEDQC
10/15/2026 04:08:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20261015-0094860

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 Pronto, 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 Pronto, 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 Pronto, 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 B 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 03/16/2022 at Instrument No. 20220316-0030336 in said Register's Office.

COMMONLY KNOWN AS: 1113 38th Ave N Unit B, Nashville, TN 37209
PARCEL ID: 091-04-0I-002.00
TITLE FILE NO: p9680519-1

TRACT 2:

Land in Davidson County, Tennessee, being Unit A of the 1114 McGavock Pike Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20211202-0159790, as amended by Instrument No. 20220406-0039832 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 08/05/2024 at Instrument No. 20240805-0059298 in said Register's Office.

COMMONLY KNOWN AS: 1114 Mcgavock Pike Unit A, Nashville, TN 37216
PARCEL ID: 072-06-4O-001.00
TITLE FILE NO: p8258015-1

TRACT 3:

Land in Davidson County, Tennessee, being Unit B of 1903 Delta Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210831-0098124 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 01/05/2022 at Instrument No. 20220105-0001845 in said Register's Office.

COMMONLY KNOWN AS: 1903 Delta Ave Unit B, Nashville, TN 37208
PARCEL ID: 081-08-3A-002.01
TITLE FILE NO: p9680518-1

Exhibit "A"
Legal Description(s)

TRACT 4:

Land in Davidson County, Tennessee, being Unit B 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 02/07/2022 at Instrument No. 20220207-0013815 in said Register's Office.

COMMONLY KNOWN AS: 2142 Oakland St Unit B, Nashville, TN 37210
PARCEL ID: 106-13-4D-002.00
TITLE FILE NO: p9680517-1

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