ZARRON BROWN
Notary Public - State of Florida
Commission # HH 3340
My Comm. Expires May 25, 2024

REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1030256 DEEDQC
07/25/2023 10 28 41 AM 2 pgs
Fees $12 00 Taxes $0 00

20230725-0057208

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0 00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 21 DAY OF July, 2023

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES 25 May 24

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd , Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
VD 554 Rosedale LLC
41 Peabody Street
Nashville, TN 37210

NEW OWNER:
VD 554 Rosedale LLC
41 Peabody Street
Nashville, TN 37210

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 21 day of July, 2023 between VIKING DEVELOPMENTS LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and VD 554 ROSEDALE LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lots A, B, C and D as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for the Homes at 554 Rosedale Avenue, a Horizontal Property Regine with Private Elements ("Declaration"), of record in Instrument No. 20221026-0116054, in the Register's Office for Davidson County, Tennessee, said Lots being depicted on the

Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Viking Developments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Edwin M. Bennett and Maura O'Connell, husband and wife, by deed dated August 29, 2022 ,and filed of record on May 18, 2022, of record in Instrument No. 20220518-0057463, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 118 03 0 039.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 554 Rosedale Avenue, Nashville, TN 37211.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

VIKING DEVELOPMENTS, LLC,
a Tennessee Limited Liability Company

BY. Joshua M Silvis
Joshua M. Silvis, Sole and Managing Member

STATE OF Florida)
COUNTY OF Miami-Dade)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Joshua M. Silvis, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Sole and Managing Member of VIKING DEVELOPMENTS, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent Witness my hand and seal at office in the aforesaid state and county this 21 day of July, 2023

SEAL

Zarron Brown
NOTARY PUBLIC
COMMISSION EXPIRES: 25 May 2024

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Notary Public - State of Florida
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