Name and Address of New Owner:
VP Fire LLC,
1211 15th Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1132779 DEEDQC
05/09/2024 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240509-0034092

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100, Franklin, TN 37067

Map & Parcel No: 119-03-0B-011-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maya Valcourt, unmarried, and Casey Pennell, unmarried,** "the Grantor," convey and quitclaim unto, **VP Fire LLC, a Tennessee limited liability company**"the Grantees" all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 106, Building 293, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 202206060064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, and further amended in Instrument No. 20230317-0019399, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Eric M. Dill, dated May 31, 2022, recorded June 22, 2022, in Instrument No. 20220622-0071136, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Casey Pennell, unmarried, and Maya Valcourt, unmarried, by Deed from Dill Property Holdings, LLC, a Tennessee limited liability company, dated April 22, 2024, and recorded May 02, 2024, in Instrument No. 20240502-0032085, Register's Office for Davidson County, Tennessee.

This property more commonly known as 293 Plus Park Blvd, Apartment 106, Nashville, TN 37217

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22 day of April, 2024.

_____(SEAL)
Maya Valcourt

_____(SEAL)
Casey Pennell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of April, 2024, before me personally appeared Maya Valcourt and Casey Pennell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of April, 2024.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of April, 2024.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Korea Lutley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 4/22/2024 (date of document).

Affiant Signature

4/22/2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22 day of April, 2024.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25