This Instrument prepared by and after recording return to:

Travis L. Strickler, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1148392 DEEDQC
06/18/2024 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240618-0045725

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
VLG 2024 Trust **544 Bell Road** **Antioch, TN 37013**	**149-00-0-156.03**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VIVIAN L. GRENDELL** ("Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **VLG 2024 TRUST U/T/A DATED** June 14, **2024**("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Being in the 2nd Civil District of Davidson County, Tennessee, being a part of a tract of 12.08 acres that was conveyed to James Loyal Sanders and wife, by deed from J.S. Tatom, and wife, of record in Book 1759, page 224, said Register's Office for said County and described according to a survey made by Geo. W. Watkins, Surveyor on November 27, 1961 and being designated on said survey as the north part of a 2.30 acres, more or less, as follows:

BEGINNING at an iron pin in the east margin of Old Hickory Boulevard or Bells Lane, a corner of a tract of 2.30 acres, more or less and the southwest corner of a tract 2.82 acres more or less; thence with the line between said tracts South 89°24' East 476.5 feet to an iron pin at the corner of Mayo and Shelton Land; thence with their line, South 3°53' East 104.75 feet to a point; thence westerly 470 feet to the easterly margin of Old Hickory Boulevard or Bells Lane; thence with the margin of the same, northerly 110 feet, more or less, to the point of beginning, containing 1.15 acres, more or less.

Being the same property conveyed to RONALD M. GRENDELL and wife, VIVIAN L. GRENDELL, husband and wife by deed from TRAVIS L. MCELROY and wife, BETTYE SMITH MCELROY, of record in Record Book 4690, page 678, in the Register's Office of Davidson County, Tennessee. RONALD M. GRENDELL predeceased his wife, VIVIAN L. GRENDELL, vesting all interest in said property solely to his wife, VIVIAN L. GRENDELL.

This is property known as 544 Bell Road, Antioch, Davidson County, Tennessee 37013.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of page intentionally left blank. Signature page follows.]

[Signature Page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 14th day of June, 2024.

GRANTOR:

Vivian L Grendell

VIVIAN L. GRENDELL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared VIVIAN L. GRENDELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of June, 2024.

M. Catherine Clearwaters

Notary Public

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-6-25

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the property transferred is $0.

Vivian L Grendell

Affiant

Subscribed and sworn to before me,
this 14 day of June, 2024.

M. Catherine Clearwaters

NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 June 14, 2024 (date of document).

Affiant Signature

6.18.24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY