Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	VAT Property Trust 109 Rolynn Drive Nashville, Tennessee 37210
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	119-10-79
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, made this 7 day of July, 2024 by and between Virginia Ann Tenpenny, conveys said real property to VAT PROPERTY TRUST Agreement u/a dated July 7, 2024, Anousone Tenpenny, Trustee, "Grantee," including all his rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 3 on the Plan of Hidden Acres. First Addition, of record in Plat Book 2083, page 32, RODC, TN, to which reference is hereby made for a more complete description.

Being the same property conveyed to F. Diane Stout. unmarried, by deed from Opal B. Canvin, widow, of record in Book 8651, page 792, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia Ann Tenpenny, unmarried, by deed from F. Diane Stout, unmarried, f record in Book 11537, page 398, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assume6 by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements: (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Subject to all applicable conditions, restrictions, reservations, easements, set-backs as shown on said recorded plat.

This contains improved property known as 109 Rolynn Drive, Nashville, Tennessee 37210.

Karen Johnson Davidson County
Batch# 1240684 DEEDQC
02/26/2025 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014082

WITNESS my/our hand(s) and seal on this 9th day of July, 2024

Virginia Ann Tenpenny

Virginia Ann Tenpenny

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Virginia Ann Tenpenny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 9th day of July, 2024.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant: Virginia Ann Tenpenny

Signed before me, witness my hand and official seal.
This 9th day of July, 2024.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, DOUGLAS L. WATERMAN, 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 2/25/25.

Date

Affiant Signature

2/25/25

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 25 day of FEBRUARY, 2025.

Notary's Signature

My Commission Expires: 5-5-2025

Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
5-5-2025