This Deed may be executed in any number of counterparts. All counterparts, taken together, constitute one deed.

Name and Address of New Owner:
Kelly J. Pennell and Casey Pennell
293 Plus Park Blvd, #106
Nashville, TN 37217

Send Tax Bills To:

Hometown Equity Mortgage, LLC
25531 Commercentre Drive, #250
Lake Forest, CA 92630

Karen Johnson Davidson County
Batch# 1248522 DEEDQC
03/20/2025 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250320-0020444

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

Map & Parcel No: 119-03-0A-005-00

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, **VP Fire LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto, **Kelly Jo Pennell, unmarried, and Casey James Pennell, unmarried, as joint tenants in common with rights of survivorship,** "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 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.
>
> Being the same property conveyed to VP Fire LLC, a Tennessee limited liability company, by Quitclaim Deed from Maya Valcourt, unmarried, and Casey Pennell, unmarried, dated April 22, 2024 and recorded May 09, 2024, in Instrument No. 20240509-0034092, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 23rd day of January, 2025.

VP Fire LLC,
a Tennessee limited liability company

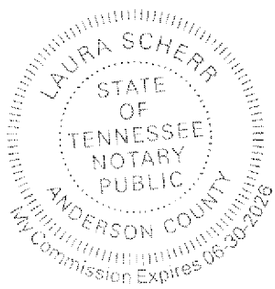
Maya Valcourt (SEAL)
Maya Valcourt, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Maya Valcourt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of VP Fire LLC, a Tennessee limited liability company, the within named bargainor, a Limited Liability Company, and that such Maya Valcourt, as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 23rd day of January, 2025.

Laura Scherr
Notary Signature
My commission expires: 6/30/2026
[SEAL]



IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on 13 day the of March, 2025.

VP Fire LLC,
a Tennessee limited liability company

_____(SEAL)
Casey Pennell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Casey Pennell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of VP Fire LLC, a Tennessee limited liability company, the within named bargainor, a Limited Liability Company, and that such Casey Pennell, as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 13 day of March, 2025.

_____

Notary Signature
My commission expires:
[SEAL]

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 13 day of March, 2025.

_____

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, Kayla Lolley, 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 March 13, 2025 (date of document).

Affiant Signature

March 13, 2025

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 13 day of March, 2025

Notary Public

COMMISSION EXPIRES: 6-21-25

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