REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1279944 DEEDQC
05/30/2025 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250530-0042697

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. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 29 DAY OF May 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

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

SEND TAX BILLS TO:
Viking developments llc
41 Peabody St
Nashville TN 37210

NEW OWNER:
Viking developments llc
41 Peabody St.
Nashville TN 37210

QUITCLAIM 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 INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA) .

This indenture is made and entered into this 29 day of May, 2025 between LAING MCCULLOUGH (hereinafter referred to as "GRANTOR") and VIKING DEVELOPMENTS 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, 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 Units 2, 3, 4 and 5 as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for the HOMES AT 563 AND 565 VERITAS STREET, a horizontal property regime with private elements ("Declaration"), of record in Instrument No. 20250530-0042604 in the Register's Office for Davidsonh 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.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the HOMES AT 563 AND 565 VERITAS STREET, a horizontal property regime with private elements, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being a portion of the same property conveyed to Laing McCullough by Quitclaim Deed from Chan McCullough dated June 1, 2015 and filed of record on July 24, 2015 in Instrument No. 20150724-0073176, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 133 05 0 024.00 parent parcel

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 565B, 565C, 565D and 565E Veritas Street, Nashville, 37211.

Grantor retains the ownership of Unit 1 in the HOMES AT 563 AND 565 VERITAS STREET, a horizontal property regime with private elements with the following name and address:

Laing McCullough
1028 Dunrobin Drive
Franklin, TN 37067

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 a portion of the same property contained in the prior deed and has based on the above-referenced plat.

[SIGNATURES ON FOLLOWING PAGE]

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

LAING MCCULLOUGH

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared LAING MCCULLOUGH, 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 that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 29 day of May, 2025.

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Mandy Maynor, 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

May 29, 2025.

Date

Mandy Maynor

Affiant Signature

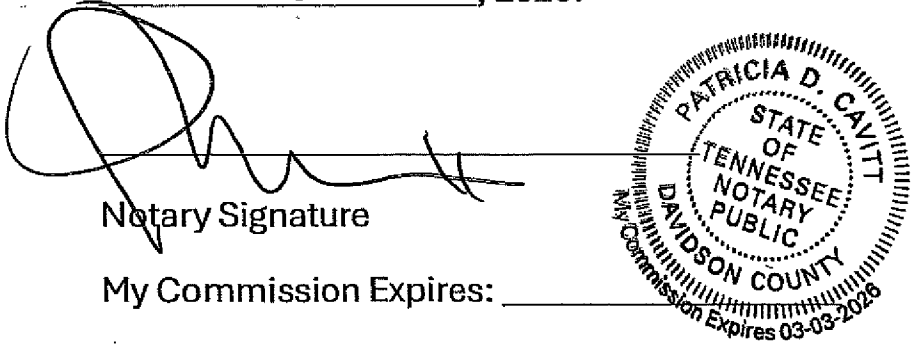
May 30, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of May, 2025.



Notary Signature

My Commission Expires: _____