REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1292677 DEEDQC
07/02/2025 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250702-0052243

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 2nd DAY OF June, 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:
Rosedale Retreat Unit C, LLC
Attn: Spencer Tenney
417 Boyd Mill Avenue
Franklin, TN 37064

NEW OWNER:
Rosedale Retreat Unit C, LLC
Attn: Spencer Tenney
417 Boyd Mill Avenue
Franklin, TN 37064

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 2nd day of June, 2025 between SPENCER TENNEY (hereinafter referred to as "GRANTOR") and ROSEDALE RETREAT UNIT C, 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 Unit C as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for the Homes at 554 Rosedale Avenue, a Horizontal Property Regime with Private Elements ("Declaration"), of record in Instrument No. 20221026-0116054, in the Register's Office for Davidson County, Tennessee, said Units 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 554 Rosedale Avenue, 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 part of the same property conveyed to Viking Developments, LLC, a Tennessee Limited Liability Company from Edwin M. Bennett and Maura O'Connell, husband and wife by Warranty Deed dated April 29, 2022 and recorded on May 18, 2022, in Instrument No. 20220518-0057463, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to VD 554 Rosedale LLC, a Tennessee Limited Liability Company from Viking Developments LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated July 21, 2023 and recorded on July 25, 2023, in Instrument No. 20230725-0057208, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Spencer Tenney from VD 554 Rosedale LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated May 12, 2025 and recorded on May 13, 2025, in Instrument No. 20250513-0037701, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 118 03 0C 003.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 554C Rosedale Avenue, Nashville, TN 37211.

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 the same property contained in the prior deed and no new survey is available.

[SIGNATURE ON FOLLOWING PAGE]

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

Spencer Tenney
SPENCER TENNEY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared SPENCER TENNEY, 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 2nd day of June, 2025.

SEAL

Nikki Brown
NOTARY PUBLIC
COMMISSION EXPIRES: April 11, 2026



Certificate of Authenticity

I, Mandy Mayhor, 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 2, 2025.

Date

Affiant Signature

July 2, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of July, 2025.

Notary Signature

My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2028