

This Instrument Prepared By: Evan Wright
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QUITCLAIM DEED

For good and valuable consideration received, I, **Chip Pennington, Commander of the Veterans of Foreign Wars of Monterey, Tennessee Post No. 6277** ("Grantor"), pursuant to a meeting and vote held on July 23 2026, do hereby sell and convey unto **the Town of Monterey, a municipality organized and existing under the laws of the State of Tennessee** ("Grantees"), all of the rights and interest in the following described property, lying and being in the 14th Civil District of Putnam County, Tennessee and being more particularly described as follows:

Beginning on a stake the Southwest intersection of Poplar Street and Commercial Avenue., running thence West with the South line of Commercial Avenue, 100 feet to the Northeast corner of Lot No., 5; thence South 140 feet to a stake on the T.C.R.R. right-of-way; thence East said right-of-way 100 feet to Poplar Street; thence North with West line of Poplar Street 140 feet to the beginning. Being Lots 1,2,3., and 4 in Block No. 36 of the plan of the Town of Monterey., Tennessee, plat of which is of record in the Register's Office of Putnam County, Tennessee, in Vol. P., pages 28-29.

This conveyance is subject to prior restrictions of record in the deed below.

DRAFTER MAKES NO WARRANTY WITH THE DESCRIPTION WHICH WAS TRANSCRIBED FROM A PREVIOUS DEED.

PREVIOUS AND LAST conveyance being a deed from Ernest England and wife, Maggie England, dated October 6, 1947, and recorded August 26, 1957, in Book 073, Page 387, in the Register's Office for Putnam County, Tennessee.

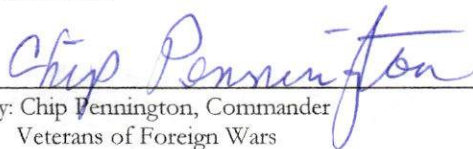
Map 048O, Parcel 001.00

Tax notices may be mailed to _____.

The words "Grantor" and "Grantee(s)" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this ____ day of _____, 20__.

GRANTOR:


By: Chip Pennington, Commander
Veterans of Foreign Wars
Monterey, Tennessee

STATE OF TENNESSEE

COUNTY OF PUTNAM

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared CHIP PENNINGTON, Commander of the Veterans of Foreign Wars of Monterey, Tennessee, with whom I am personally acquainted with, the within named bargainer, and executed the foregoing instrument for the purpose therein contained, by signing the name Chip Pennington.

WITNESS my hand and seal, this 28th day of July

Ella Dishman
Notary Public

My Commission Expires: July 10, 2029



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is \$_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]
Affiants/Grantees

Subscribed and sworn to before me, this 28th day of July, 2026

Ella Dishman
Notary Public

My Commission Expires:

July 10, 2029



Standing Stone Memorial VFW Post 6277
Meeting Minutes
July 23, 2026

Special Post Meeting

7:00 PM - The meeting was called to order by Cmdr Pennington

The opening prayer was led by Quartermaster McCracken

The Pledge of Allegiance was waived by the Cmdr.

Roll call of Officers:

Present:

Commander – J. L. Pennigton
Sr Vice Cmdr – J. Wolfgram
Quartermaster – J. McCracken
2-year Trustee – L. Jackson
3-year Trustee – D. Phipps

Absent:

Jr Vice Cmdr
Adjutant

Also in Attendance:

Life Member – Ron Sontag

The Quorum was satisfied.

In the absence of the Adjutant, Cmdr Pennington asked Ron Sontag to take the meeting minutes.

New Member Applications:

None.

Minutes:

The Cmdr waived the reading of the Meeting Minutes from July 2, 2026.

Quartermaster Report:

The Cmdr waived the reading of the Quartermaster's Report.

Comrades in Distress

None

Committees

No reports



Standing Stone Memorial VFW Post 6277
Meeting Minutes
July 23, 2026

Old Business:

QM McCracken reported that the Post's donation to the Veterans' Cemetery was complete.

New Business:

A discussion took place regarding our inability to sustain the continuance of the Post due to the loss of members because of the Special Honoring of "LGBTQ+ Veterans" by the National VFW, as demonstrated on the VFW website and Facebook Page.

U.S. Historical Military Tradition forbade those afflicted with such perversions from serving in the US Armed Forces and does so now by law.

As a "non-political organization," we find it incredulous that the Veterans of Foreign Wars would HONOR a certain group, not for any extraordinary military achievements or bravery, but singled out for their aberrant behavior alone!

Despite negative feedback from its members, the National VFW has repeatedly publicly embraced this detestable behavior in violation of its own Charter (Sec. 230102.4). Accordingly, Christian men can no longer freely associate with an organization that openly embraces and glorifies sinful behavior, for our very souls are in jeopardy for doing so.

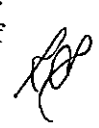
Therefore, we will need to withdraw from the VFW in accordance with the VFW Bylaws.

QM McCracken read the Bylaw as follows:

"Sec. 210 - Surrender of Charter.

A Post may surrender its charter in accordance with the following procedures:

1. A motion to consider surrendering a Post charter shall be made and approved at a regular or special meeting of the Post. If approved, the Post Commander shall immediately provide to the Department Commander a list describing all assets and liabilities of the Post.
2. A Post may then, after at least twenty (20) days written notice to the Department Commander, District Commander and members of the Post, vote to surrender the charter upon a two-thirds (2/3) vote of the members present and voting at a regular or special meeting.
3. The Department Commander shall be notified immediately after the meeting, in writing, of the outcome of the vote to surrender the charter of a Post. If approved, the Department Commander shall, within thirty (30) days, request that the Commander-in-Chief cancel the charter. Pending such cancellation, the Post shall not dispose of any assets."



Standing Stone Memorial VFW Post 6277
Meeting Minutes
July 23, 2026

QM McCracken further stated that the District Commander informed him that the 20 days stated in paragraph 2 of that process have been waived by the Department (Tennessee) Commander. And therefore, the vote taken on this day will be the only vote needed.

Quartermaster McCracken then read the deed restrictions on Post 6277's real property from Book 73, Page 387, Putnam County (copy attached. Note the typo in Paragraph 1. - "2677" should be "6277").

A discussion followed whereby it was pointed out that the post would not be able to honor the 25-year requirement of paragraph 2 of the Deed Restriction due to the tremendous cost over the 25 years.

QM McCracken made a motion that the requirements of Paragraph 2 and the 25-year wait of Paragraph 3 of the Deed Restrictions be eliminated. Trustee Jackson seconded the motion. The motion was approved unanimously by those present. Therefore, the Deed Restriction of Paragraph 2 and the 25-year wait of Paragraph 3 no longer apply.

Ron Sontag made a motion that if we surrender our charter, we honor the remaining Paragraph 3 of the Deed Restrictions, if the City of Monterey agrees to maintain the Veterans' memorial currently located on the property. Quartermaster McCracken seconded the motion. The motion was approved unanimously by those present.

QM McCracken made a motion that all pending bills be paid, and any remaining funds are to be divided equally between selected Veterans' organizations before August 17, 2026. A discussion resolved the following Veterans' Organizations as acceptable to the members, and incorporated into the motion:

1. Veterans' Retirement Home
2. Honor Guard
3. Disabled Veterans

Cmdr Pennington seconded the motion. The motion was approved unanimously by those present.

QM McCracken made a motion that the Post surrender our Charter effective August 17, 2026. At which time we shall send the letter of intent. Sr Vice Cmdr Wolfgram seconded the motion. The vote was held with no further discussion. The motion was approved unanimously by those present.

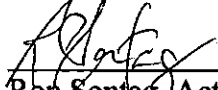


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Having no further business at hand, Ron Sontag made a motion to adjourn.
Seconded by QM McCracken; the motion carried unanimously.

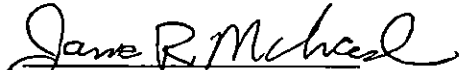
8:10 PM Commander Pennington delivered the closing Prayer and then adjourned
the meeting.

Respectfully submitted,



Ron Sontag, Acting Scribe

Approved:


James McCracken, Quartermaster

Approved:


J. L. Pennington, Commander