Karen Y Johnson Davidson County
Batch# 178079 DEEDQC
12/26/2018 03:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181226-0125383

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Dodson Chapel Village Owners Association, Inc. 353 Marshall Avenue Suite i St. Louis, MO 63119	Same	Map: 97 Parcel: 166

FOR AND IN CONSIDERATION of the sum of TEN AND NO/l00 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BROWN'S FARM, a Tennessee general partnership (successor-in-interest to Brown's Farm, LP) and CHRIS PARDUE (being one and the same as Chris C. Pardue)** (collectively herein the "Grantors") have bargained and sold, and by these presents do transfer, quitclaim and convey unto **DODSON CHAPEL VILLAGE OWNERS ASSOCIATION, INC.,** a Tennessee non-profit corporation, its successors and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 18th day of December, 2018.

BROWN'S FARM, a Tennessee general partnership

Chris Pardue

CHRIS PARDUE, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he is the Managing Partner of BROWN'S FARM, LP, a Tennessee general partnership, and that he as such Managing Partner executed the within instrument for the purposes therein contained by signing the name of the Partnership in his capacity as Managing Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of December, 2018.

Peggy Axford

NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Chris Pardue

CHRIS PARDUE, Individually, being one and the same as Chris C. Pardue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of December, 2018.

Peggy Axford

NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 18th day of December, 2018.

Peggy Axford

NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

EXHIBIT "A"
Legal Description

A parcel of land located in Davidson County, Tennessee and being shown as Lot 3 on the Final Plat, Villages of Riverwood, Multi-Family, of record in Instrument No. 201811160112870, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Brown's Farm, LP, a Tennessee limited partnership, in Instrument No. 200106040057541, Register's Office for Davidson County, Tennessee. By Certificate of Merger filed with the Tennessee Secretary of State on December 30, 2003, Document 4995-1139, Brown's Farm, LP was merged into Brown's Farm, a Tennessee general partnership. Also being a portion of the property conveyed to Chris C. Pardue in Book 11616, Page 821, and corrected in Instrument No. 200205210061765, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Chris Pardue in Instrument No. 200305020058947, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY