SEND TAX BILLS TO:

Avondale Park Owners' Association, Inc.
c/o Ghertner & Company
50 Vantage Way, Ste. 100
Nashville, TN 37228-1553

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
109 N Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-05196

FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED AND NO TAX ADVICE GIVEN

Map/Group/Parcel: SEE EXHIBIT "A" FOR TAX PARCEL INFORMATION

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 245067 **DEEDQC**
06/18/2019 11:59:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190618-0058613

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **ONE DOLLAR ($1.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AVONDALE RESIDENTIAL, INC., a Tennessee corporation** ("Grantor"), has this day bargained and sold and by these presents does hereby quitclaim and convey unto **AVONDALE PARK OWNERS' ASSOCIATION, INC.** ("Grantee"), its successors and assigns, forever, all interest in and to the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by its duly authorized representative, this the 5th day of ~~May~~ June, 2019.

AVONDALE RESIDENTIAL, INC.

By: Michael M. Smith

Print Name: Michael M. Smith

Title: Director

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF Walton

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Michael M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Director of **AVONDALE RESIDENTIAL, INC.**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 5th day of ~~May~~ June, 2019.

Notary Public State of Florida
Bryan J Kiefer
My Commission GG 135728
Expires 12/13/2021

NOTARY PUBLIC

My comm. expires: 12/13/2021

****

The actual consideration given for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me this 14th day of ~~May~~ June, 2019.

NOTARY PUBLIC

My comm. expires: 10/31/19

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

Legal Descriptions

Tract 1—Tax Parcel 141-05-0A-928

A track or parcel of land shown as "OPEN SPACE" on the plat entitled Final Plat Avondale, Phase 2, Section 2B and of record at Instrument No. 20161103-0116517 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20100420-0029547 in said Register's Office.

Tract 2—Tax Parcels 141-05-0A-922.00, 920.00, 923.00, 921.00, 924.00 & 925.00

All tracts or parcels of land shown as "OPEN SPACE A", "OPEN SPACE B", "OPEN SPACE C", "OPEN SPACE D", "OPEN SPACE E" and "OPEN SPACE F" on the plat entitled Final Plat Avondale Phase 3, Section 1 and of record at Instrument No. 20140728-0066971 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20131218-0127661 in said Register's Office.

Tract 3— Tax Parcel 141-05-0A-927.00

A tract or parcel of land shown as "OPEN SPACE B" on the plat entitled Final Plat Avondale, Phase 3, Section 2 and of record at Instrument No. 20151007-0102442 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20131218-0127661 in said Register's Office.

Tract 4— Tax Parcels 141-05-0A-929.00, 930.00 & 932.00

All tracts or parcels of land shown as "OPEN SPACE A" and "OPEN SPACE B" on the plat entitled Final Plat Avondale Phase 3, Section 3 and of record at Instrument No. 20170324-0028914 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20131218-0127661in said Register's Office.