(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 426626 **DEEDQC**
06/26/2020 10:08:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200626-0069265

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

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 19th DAY OF June 2020.

NOTARY PUBLIC
COMMISSION EXPIRES:

ANGEL R. BERNHART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

ADDRESS OF NEW OWNER:
Parkside Builders, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
142-02-0-C-013.00 CO

QUITCLAIM DEED

For and in consideration of Zero Dollars (0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Parkvue Development, LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of its right, title and interest to the hereinafter described property to **Parkside Builders, LLC, a Tennessee limited liability company**(hereinafter referred to as "GRANTEE"), its successors and assigns, in and to a certain tract or parcel of land located in Sumner County, Tennessee, and described more particularly described below, to-wit(the "Property"):

Being Unit No. 13, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions, and Restrictions for Parkvue a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190206-0011430, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the same property conveyed to Parkvue Development, LLC, a Tennessee limited liability company, by Warranty Deed from Claudia Christine Patterson, formerly known as Claudia Christine Hatcher, married and Alisa Steverson, married, dated March 30, 2018, of record in Instrument No. 20180404-0031439, Register's Office for Davidson County, Tennessee.

This property is commonly known as:

606 Parkvue Place Drive, Nashville, TN 37221

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 19th day of June, 2020.

Parkvue Development, LLC

Brian Chastain, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Brian Chastain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Parkvue Development, LLC, and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of June, 2020.

Notary Public

My Commission Expires:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021