SEND TAX BILLS TO:

Avondale Residential, Inc.
c/o M. Dale McCulloch
P.O. Box 1001
Mt. Juliet, TN 37121

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 20-08667

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

Map/Group/Parcel:

Tax Parcel 140-00-0-077.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 508630 DEEDQC
11/04/2020 09:14:40 AM 7 pgs
Fees: $38.00 Taxes: $162.90

20201104-0128953

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 PARK PARTNERSHIP, a Tennessee general partnership** ("Grantor"), has this day bargained and sold and by these presents does hereby quitclaim and convey unto **AVONDALE RESIDENTIAL, INC., a Tennessee corporation** ("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 2nd day of October, 2020.

(Signatures to follow on next pages)

AVONDALE PARK PARTNERSHIP

By: M. Dale McCulloch

M. Dale McCulloch

Its: Partner

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **M. Dale McCulloch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Partner of **AVONDALE PARK PARTNERSHIP**, 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 6 day of October, 2020.

SANDY A. BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandy A. Bruce
NOTARY PUBLIC

My comm. expires: 5/9/2023

By: Michael M. Smith
Michael M. Smith

Its: Partner

STATE OF 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 a Partner of **AVONDALE PARK PARTNERSHIP**, 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 2nd day of October, 2020.

Rebe Harrell
MY COMMISSION # GG 248027
EXPIRES September 29, 2022

Rebe Harrell
NOTARY PUBLIC

My comm. expires: 9/29/2022

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The actual consideration given for this transfer is **$ 44,028.00**.

AFFIANT

Sworn to and subscribed before me this 2ND day of October, 2020.

Raba Harrell
MY COMMISSION # GG 248027
EXPIRES September 29, 2022

NOTARY PUBLIC

My comm. expires: 9/29/2022

EXHIBIT "A"

Legal Description

Tax Parcel 140-00-0-077.00

Land situated in the 25th Councilmanic District, Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) lying in the northerly margin of McCrory Lane (R.O.W. varies) and the westerly margin of Avondale Park Blvd. (60'R.O.W.) and being the southeasterly corner of the hereon described tract;

Thence, along the northerly margin of said McCrory Lane N 51°38'40" W, a distance of 600.67'to an iron rod (old);

Thence, along the easterly line of Jones Living Trust of record in Instrument 20020515-59518, R.O.D.C. and Mildred Deal Brown of record in Deed Book 10752, Page 174, R.O.D.C. N 40°56'14" E, a distance of 1135.40'to an iron rod (old):

Thence, along the southerly line of lot 18 as shown on plat entitled Avondale Park, phase 1, section 1b of record in Instrument 20120321-0024110, R.O.D.C. S 24°33'59" E, a distance of 194.45'to an iron rod (old);

Thence, along the southerly line of lot 17 S 32°20'47" E, a distance of 6.84'to an iron rod (old);

Thence, along the westerly line of open space a and lot 10 as shown on plat entitled Avondale Park, phase 1, section 1b of record in Instrument 20120321-0024110, R.O.D.C. S 42°47'12" W, a distance of 461.37'to an iron rod (old);

Thence, along the southerly line of lot 10 and lot 8 as shown on plat entitled Avondale Park, phase 1, section 1b of record in Instrument 20120321-0024110, R.O.D.C. S 12°32'31" E a distance of 173.72'to an iron rod (old);

Thence, along the southerly line of lot 8 and 7 as shown on plat entitled Avondale Park, phase 1, section 1b of record in Instrument 20120321-0024110, R.O.D.C. S 51°17'48" E, a distance of 253.05'to an iron rod (old);

Thence, along the westerly margin of said Avondale Park Blvd. the next eleven (11) calls:

Thence, along a curve to the left with an arc length of 103.18, with a radius of 705.00, with a chord bearing of S 27°35'17" W, with a chord length of 103.09',to an iron rod (old);

Thence, S 23°23'43" W a distance of 100.01'to an iron rod (old);

Thence, along a curve to the right with an arc length of 19.83, with a radius of 444.83', with a chord bearing of S 24°40'18" W, with a chord length of 19.83',to an iron rod (old) ;

Thence, S 30°24'33" W, a distance of 18.22'to an iron rod (old);

Thence, along a curve to the right with an arc length of 76.90', with a radius of 140.00', with a chord bearing of S 46°44'26" W, with a chord length of 75.94',to an iron rod (old);

Thence, along a curve to the left with an arc length of 48.22', with a radius of 114.00', with a chord bearing of S 50°21'37" W, with a chord length of 47.86',to an iron rod (old);

Thence, S 38°14'05" W, a distance of 24.02'to an iron rod (old);
Thence, along a curve to the left with an arc length of 38.18', with a radius of 114.00', with a chord bearing of S 28°38'26" W, with a chord length of 38.00',to an iron rod (old);

Thence, along a curve to the right with an arc length of 22.10', with a radius of 66.00', with a chord bearing of S 28°38'26" W, with a chord length of 22.00',;to an iron rod (old);

Thence, S 37°44'53" W, a distance of 7.05'to an iron rod (old);

Thence, along a curve to the right with an arc length of 38.10', with a radius of 25.00', with a chord bearing of S 81°53'36" W, with a chord length of 34.52',to the Point of Beginning.

Containing 401,720 Square Feet or 9.22 Acres, more or less.

Being part of the same property conveyed to Avondale Park Partnership from Michael R. Allison and wife, Diane A. Allison, by Deed of record in Instrument No. 20041207-0145661, Register's Office for Davidson County, Tennessee.