(1)

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

Karen Johnson Davidson County
Batch# 508987 **DEEDQC**
11/04/2020 03:09:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201104-0129430

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 19 DAY OF October 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
PO BOX 1026
Gallatin, TN 37066

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
A portion of 142-00-0-032.00

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"):

Land in Davidson County, Tennessee, Units 101-104, 201-204 and 301-304 in Condominium Building 4, established in the Master Declaration of record in Instrument No. 20190206-0011430, Declaration of record in 20190206-001432 and as shown on Exhibit A-1 of the Supplemental Declarations for Parkvue Condominiums, a Condominium, of record in Instrument No. 20200828-0097614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said units.

Being a portion of the same property conveyed to Parkvue Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Victor Hazelwood, dated March 30, 2018, of record as Instrument Number 20180404-0031415, Register's Office for Davidson County, Tennessee.

These properties will become commonly known as:

7501 Highway 70 S., Condominium Building Four, Units 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, and 304, Nashville, Tennessee 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 15th day of October, 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 15th day of October, 2020.

Notary Public

My Commission Expires: _____

