SEND TAX BILLS TO:
NEW OWNER:
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:

Tax Parcel 141-05-0A-931

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 552752 **DEEDQC**
01/12/2021 10:44:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210112-0005256

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 8th day of January, 2021.

AVONDALE RESIDENTIAL, INC.

By: M. Dale McCulloch
M. Dale McCulloch, President

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 President 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 8th day of January, 2021.

Denise Carver
NOTARY PUBLIC

My comm. expires: 2/19/2023

DENISE CARVER * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY *

****

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

AFFIANT

Sworn to and subscribed before me this 8th day of January, 2021.

Denise Carver
NOTARY PUBLIC

My comm. expires: 2/19/2023

DENISE CARVER * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY *

EXHIBIT "A"

Legal Description

Tax Parcel 141-05-0A-931

A tract or parcel of land shown as "OPEN SPACE & PUDE" consisting of 57.95+/- AC. on Sheet 2 of 2 of 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.