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OWNER:

CHRIS PARDUE
623 Belle Rive Dr.
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILENO: 21-0367

Map/Parcel No. 097-00-0-167.00

Karen Johnson Davidson County
Batch# 631015 DEEDQC
05/07/2021 10:04:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210507-0061503

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, **BROWN'S FARM, a Tennessee general partnership** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim and convey unto **CHRIS PARDUE**, ("Grantee"), his heirs and assigns, forever, all my interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Final Plat Villages of Riverwood, of record in Instrument No. 20181116-0112870, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being a portion of the same property conveyed to BROWN'S FARM, LP, A TENNESSEE LIMITED PARTNERSHIP by Warranty Deed from MARY CAROL BROWN REID of record in Instrument No. 20010604-0057541, dated June 1, 2001, in the Register's Office of Davidson County, Tennessee. Pursuant to Articles of Mergers of record in Instrument No. 20040108-0003281, Brown's Farm LP, a Tennessee limited partnership having merged into BROWN'S FARM, A TENNESSEE GENERAL PARTNERSHIP, said Register's Office.
>
> And being the same property conveyed to BROWN'S FARM, A TENNESSEE GENERAL PARTNERSHIP by Quitclaim Deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record in Instrument 20161101-0115415, dated October 28, 2016, in the Register's Office of Davidson County, Tennessee.
>
> This is not the personal residence of the Grantor.
>
> THIS IS UNIMPROVED PROPERTY.

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

WITNESS MY SIGNATURE hereto this 6th day of May, 2021.

BROWN'S FARM
A Tennessee general partnership

By: Chris Pardue
CHRIS PARDUE, General 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, **CHRIS PARDUE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **General Partner** of **BROWN'S FARM, a Tennessee general partnership**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 6th day of May, 2021.

NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/30/2023

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

Chris Pardue
AFFIANT

Sworn to and subscribed to before me this the 6th day of May, 2021.

NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/30/2023