Karen Johnson Davidson County
Batch# 740096 DEEDQC
10/20/2021 10:24:18 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20211020-0140671

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
PARDUE FAMILY ASHTON PARK PARTNERSHIP II, a Tennessee general partnership c/o CHRIS PARDUE 6203 Belle Rive Drive Brentwood, Tennessee 37027	Same	098-00-0-088.00, 098-00-0-065.00, and a portion of 110-00-0-049.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/1OO DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PARDUE FAMILY ASHTON PARK PARTNERSHIP I**, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto **PARDUE FAMILY ASHTON PARK PARTNERSHIP II**, a Tennessee general partnership, its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 2nd day of January, 2021.

PARDUE FAMILY ASHTON PARK PARTNERSHIP I, a Tennessee general partnership

BY: _____
Chris Pardue, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

_____
Affiant

Subscribed and sworn before me this 2nd day of January, 2021.

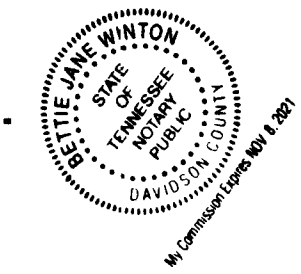
_____
NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of **PARDUE FAMILY ASHTON PARK PARTNERSHIP I**, a Tennessee general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of January, 2021.



NOTARY PUBLIC
My Commission Expires: 11/8/2021

Exhibit A
Legal Description of the Land

PARCEL I (Map 110, Parcel 49):

Tract 1:

A parcel of land being the easterly part of the Marjorie B. Gannon property as recorded in Deed Book 4119, page 774, Register's Office for Davidson County, Tennessee, situated in the 12th Councilmanic District of Davidson County, and described according to an unrecorded survey by John D. McCormick, TN No. 674, dated February 18, 1999, described as follows:

Beginning at an iron rod, being the southeast corner of the Randall M. Carter property as recorded in Deed Book 8646, page 895, Map 98, parcel 80, RODC, and being the northeast corner of the property herein described; thence S 7 deg. 3 min. 43 sec. W a distance of 300.00 feet to a point in the T. H. Felts northerly line as recorded in Deed Book 5300, page 988, RODC; thence with T. H. Felts northerly line and the Chris Pardue northerly line, N 83 deg. 39 min. 25 sec. W a distance of 1136.00 feet to a point, said point being the southeasterly corner of the proposed "Gannon Hill Subdivision", also being 660.00 feet from the easterly margin of Earhart Road; thence N 7 deg. 3 min. 43 sec. W a distance of 150 feet to a point in the Joseph Kincaid and wife's southerly line as recorded in Deed Book 9982, page 237, Map 98, parcel 90, RODC; thence with Joseph Kincaid's southerly property line, S 83 deg. 39 min. 25 sec. E a distance of 236.32 feet to a point; thence N 7 deg. 3 min. 43 sec. E a distance of 150.00 feet to a point in the southerly line of Randall M. Carter property as recorded in Deed Book 8646, page 895, RODC; thence S 83 deg. 39 min. 25 sec. E a distance of 900.00 feet to the point of beginning, containing 7.007 acres, more or less.

Being the property conveyed to Chris Pardue by deed of record in Book 11538, page 249, Register's Office for Davidson County, Tennessee.

Tract 2:

A parcel of land, being the Clyde N. Martin, et ux property recorded in Deed Book 73, Page 245, situated in the 12th Councilmanic District of Davidson County, Tennessee, and described according to an unrecorded survey by John D. McCormick RLS #674 as follows:

Beginning at an existing iron rod in the northerly margin of Hessey Lane, said point being the southwest corner of T. H. Felts property as recorded in Deed Book 5300, Page 988 and being the southeast corner of the property herein described; thence along the northerly margin of Hessey Lane N 81 degrees 38' 26" W a distance of 751.46 feet to an iron rod; thence N 79 degrees 35' 40" W a distance of 553.80 feet to an iron rod; thence along a curve to the right with a radius of 38.57 feet a distance of 44.13 feet to an iron rod in the easterly margin of Earhart Road; thence along the easterly margin of Earhart Road N 14 degrees 03' 35" W a distance of 68.39 feet to an iron rod; thence along a curve to the right with a radius of 1116.68 feet a distance of 406.69 feet to an iron rod; thence N 6 degrees 48' 23" a distance of 401.69 feet to an iron rod in a fence line; said point being the boundary of the Willie H. Gannon, et ux property as recorded in Deed Book 4119, Page 774; thence along the Willie H. Gannon property southerly line S 83 degrees 39' 25" E a distance of 1455.10 feet to an iron rod at a fence corner; thence along the westerly margin of the T. H. Felts, et ux property S 8 degrees 21' 15" W a distance of 661.19 feet to an iron rod at a fence corner; thence S 84 degrees 18' 41" E a distance of 41.21 feet to an iron rod at a fence corner; thence S 15 degrees 07' 49" W a distance of 298.28 feet to the point of beginning, containing 30.364 acres more or less.

Being the property conveyed to Chris Pardue by deed of record in Book 11158, page 573, Register's Office for Davidson County, Tennessee.

Exhibit "A"
Continued

PARCEL II (Map and Parcel No. 098-00-0-88.00)

TRACT 1
Land lying and being in the 4th Civil District of Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of Earhart Road, said point being the southwest corner of the property conveyed to Hoyal F. Wilkerson and wife, Bobbye E. Carr Wilkerson, by deed of record in Book 4099, Page 439, Register's Office for Davidson County, Tennessee, and the northwest corner of the herein described tract of land; thence South 89 degrees 00' East 1800 feet to a stake; thence South 1 degree 00' West 300 feet to a point; thence North 89 degrees 00' West 900 feet to a point; thence North 1 degree 00' East 150 feet to an iron pin; thence North 89 degrees 00' West 900 feet to an iron pin in the easterly margin of Earhart Road; thence along the easterly margin of Earhart Road, North 1 degree 00' East 150 feet to the point of beginning.

Being the same property conveyed to Chris Pardue from CT Earhart Road Partnership by Quitclaim Deed, of record as Instrument Number 20110113-0003520, Register's Office for Davidson County, Tennessee, ~~as further conveyed to Chris Pardue by deed of record in Instrument No. _____, said Register's Office~~.

TRACT 2

Being a 3.100 more or less acre tract of land lying in the 12th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Starting at an iron pin (old) found on the easterly margin of Earhart Road, said point being the most northwesterly corner of the Joseph C. Kincaid Property of record in Deed Book 9982, Page 237, Register's Office for Davidson County, Tennessee, and being the most southwesterly corner of the aforesaid Carter Property;

Thence with the northerly line of said Kincaid Property, South 88 degrees 50 minutes 44 seconds East, a distance of 891.47 feet to an iron pin (old), the Point of Beginning;

Thence with a new line, severing said Carter Property, North 00 degrees 49 minutes 58 seconds East, a distance of 149.96 feet to an iron pin found at the southwesterly corner of the Chris C. Pardue Property, of record in Instrument No. 20110113-0003520, Register's Office for Davidson County, Tennessee;

Thence with the southerly line of said Pardue Property, South 89 degrees 00 minutes 24 seconds East, a distance of 900.32 feet to an iron pin (old);

Thence with the westerly line of the Wanda C. Baker Property of record in Instrument No. 20060112-0004970, Register's Office for Davidson County, Tennessee, South 00 degrees 54 minutes 18 seconds West, a distance of 150.06 feet to an iron pin (old);

Thence with the northerly line of the Chris C. Pardue Property of record in Deed Book 11538, Page 249, Register's Office for Davidson County, Tennessee, North 89 degrees 00 minutes 00 seconds West, a distance of 900.13 feet to the point of beginning, containing 135,040 square feet or 3.100 acres, more or less.

Being the property conveyed to Chris Pardue from Campbell M. Carter by warranty deed of record in Instrument No. 2014102--0096396, Register's Office for Davidson County, Tennessee.

The above properties having been combined into one parcel, known as Map and Parcel 098-00-0-88.0065 by Quitclaim Deed of record in Instrument No. 20150423-0036496, said Register's Office.

PARCEL III (Map 98, Parcel 65):

BEING located in the 12th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the Earhart Road and Hessey Road intersection and being all of the Paul and Mary Waddell Property as recorded in Deed Book 4249, Page 932 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing 5/8" iron pipe monument in the easterly right-of-way of Earhart Road, said monument also being the southwesterly corner common to the Chris Pardue Property as recorded in Instrument #20150423-0036496, in the Register's Office of Davidson County, Tennessee;

Thence leaving said the easterly right-of-way of Earhart Road and continuing along with the southerly line of the Chris Pardue Property the following two calls: S 82Â°57'00" E a distance of 889.82' to an existing 5/8" iron pin monument;

Thence S 08Â°25'20" W a distance of 151.43' to an existing 1" iron pin monument, said monument being the northeasterly corner common to Lot 1 of the Campbell M. Carter Property Minor Subdivision as recorded in Instrument #20150724-0073016, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Chris Pardue Property and continuing along with the northerly line of Lot 1 of the Campbell M. Carter Property Minor Subdivision, N 82Â°49'19" W a distance of 888.90' to an existing 1" iron pipe in the easterly right-of-way of Earhart Road;

Thence leaving said Lot 1 of the Campbell M. Carter Property Minor Subdivision and continuing along with the easterly right-of-way of Earhart Road, N 08Â°05'12" E a distance of 149.43' to an existing 5/8" iron pipe monument, which is the point of beginning, having an area of 133,759 square feet, 3.07 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated August 14, 2017.

Being the property conveyed to Chris C. Pardue, Trustee of the Brandon Pardue 2010 Investment Services Trust U/A dated August 5, 2010, by warranty deed of record in Instrument Number 20170929-0099969, Register's Office for Davidson County, Tennessee.

Parcels I, II and III above, being the same property conveyed to Pardue Family Ashton Park Partnership I, a Tennessee general partnership by deed of record in Instrument No. 20211013-0137574 in the Register' Office for Davidson County, Tennessee.

INCLUDED IN THE DESCRIPTION OF THE ABOVE REFERENCED PARCELS I, II AND III, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY BEING A PORTION OF MAP AND PARCEL NO. 110-00-0-049.00:

ASHTON PARK SUBDIVISION
PHASE 1
LEGAL DESCRIPTION

PROPERTY LYING IN THE 12TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING BOUNDED BY THE EAST BY EARHART ROAD WITH A VARYING RIGHT OF WAY, BOUNDED TO THE NORTH BY ROBERT A. GRAVES & TERRI DANIELLE F. GRAVES AS OF RECORD BY INSTRUMENT NUMBER 20161010-0106848, REGISTER'S OFFICE OF DAVIDSON COUNTY, (R.O.D.C.), BOUNDED BY THE WEST BY PROPOSED FUTURE PHASES OF ASHTON PARK SUBDIVISION, AND BY THE SOUTH BY HESSEY ROAD WITH A 50' RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WITH A TN STATE PLANE COORDINATE OF NORTH 661,792.30' AND EAST 1,800,075.22', SAID POINT BEING ON THE EASTERLY MARGIN OF EARHART ROAD AT 25.5' FROM THE CURRENT CENTERLINE, SAID POINT BEING THE SOUTHWEST CORNER OF AFOREMENTIONED GRAVES PROPERTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;
THENCE, WITH THE SOUTH LINE OF GRAVES, S 82°50'12" E, FOR A DISTANCE OF 418.23 FEET TO A POINT AT THE NORTHWEST CORNER OF THE PROPOSED PHASE 3 OF ASHTON PARK SUBDIVISION, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;
THENCE, CREATING A NEW PHASE LINE FOR PHASE 1 OF ASHTON PARK, THE FOLLOWING ELEVEN (11) CALLS:
S 07°09'48" W, FOR A DISTANCE OF 180.00 FEET TO A POINT;
N 82°50'12" W, FOR A DISTANCE OF 5.00FEET TO A POINT;
S 07°09'48" W, FOR A DISTANCE OF 268.14 FEET TO A POINT;
S 81°50'25" E, FOR A DISTANCE OF 106.99 FEET TO A POINT;
S 82°50'12" E, FOR A DISTANCE OF 505.00 FEET TO A POINT;
S 07°09'48" W, FOR A DISTANCE OF 170.00 FEET TO A POINT;
N 82°50'12" W, FOR A DISTANCE OF 5.43 FEET TO A POINT;

S 07°09'48" W, FOR A DISTANCE OF 130.00 FEET TO A POINT;
N 82°50'12" W, FOR A DISTANCE OF 616.74 FEET TO A POINT;
N 71°07'18" W, FOR A DISTANCE OF 78.34 FEET TO A POINT;
S 12°00'31" W, FOR A DISTANCE OF 173.65 FEET TO A POINT, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF HESSEY ROAD;

THENCE, WITH THE NORTHERN RIGHT OF WAY OF HESSEY ROAD, THE FOLLOWING TWO (2) CALLS:
ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 4974.51 FEET, AN ARC LENGTH OF 189.78 FEET, A DELTA ANGLE OF 02° 11' 09", A CHORD BEARING OF N 76°47'02" W, AND A CHORD DISTANCE OF 189.77 FEET TO A POINT;
ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 38.07 FEET, AN ARC LENGTH OF 41.36 FEET, A DELTA ANGLE OF 62° 14' 56", A CHORD BEARING OF N 44°34'00" W, AND A CHORD DISTANCE OF 39.36 FEET TO A POINT;

THENCE, WITH THE EASTERN RIGHT OF WAY OF EARHART ROAD, THE FOLLOWING FOUR (4) CALLS
N 13°26'32" W, FOR A DISTANCE OF 82.73 FEET TO A POINT;
ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1024.48 FEET, AN ARC LENGTH OF 373.30 FEET, A DELTA ANGLE OF 20° 52' 38", A CHORD BEARING OF N 02°59'38" W, AND A CHORD DISTANCE OF 371.24 FEET TO A POINT;
N 07°26'41" E, FOR A DISTANCE OF 319.62 FEET TO A POINT;
N 07°42'51" E, FOR A DISTANCE OF 100.26 FEET TO THE POINT OF BEGINNING CONTAINING 12.035 ACRES, MORE OR LESS.

BEING A PORTION OF THE PROPERTY CONVEYED TO CHRIS C. PARDUE FROM MARJORIE B. GANNON BY DEED RECORDED IN BOOK 11538, PAGE 249, R.O.D.C. AND BEING A PORTION OF THE PROPERTY CONVEYED TO PARDUE FAMILY ASHTON PARK PARTNERSHIP I, A TENNESSEE GENERAL PARTNERSHIP BY DEED OF RECORD IN INSTRUMENT NO. 20211013-0137574, IN THE REGISTER' OFFICE FOR DAVIDSON COUNTY, TENNESSEE.