Karen Johnson
Batch # 1102336
02/20/2024 10:37 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240220-0011308

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
ASHTON PARK HOA, INC. c/o Nicki Clark Apex Ventures, Inc. 2409 Cruzen Street Nashville, TN 37211	SAME	Map and Parcels: 110-02-0-C-900 110-02-0-C-901 110-02-0-C-902 110-02-0-C-903 110-02-0-C-904

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, 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 and convey unto the said **ASHTON PARK HOA, INC.**, a Tennessee not for profit corporation (the "Grantee"), its successors and assigns, all right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being that area shown as Open Space A (Parcel 900), Open Space B (Parcel 901), Open Space C (Parcel 902), Open Space D (Parcel 903) and Open Space E (Parcel 904) on the Final Plat, Phase 1, Ashton Park Subdivision, according to survey and plat of same of record in Instrument No. 20220506-0052365, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being a portion of the property conveyed to Pardue Family Ashton Park Partnership I, a Tennessee general partnership by Quitclaim Deed from Chris Pardue, dated January 1, 2021, recorded October 13, 2021, of record in Instrument No. 20211013-0137574, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Chris Pardue by the following two deeds: (1) Warranty Deed dated October 15, 1998, recorded October 16, 1998, of record in Book 11158, page 573, said Register's Office. (2) Warranty

Deed dated June 16, 1999, recorded June 22, 1999, of record in Book 11538, page 249, said Register's Office.

This conveyance is made subject to all matters of record, including but not limited to, items shown on the Plat of record at Instrument No. 20220506-0052365, Register's Office for Davidson County, Tennessee and the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, of record in Instrument No. 20211026-0143623, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of record in Instrument No. 20221027-0116421, said Register's Office and Second Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of record in Instrument No. 20230627-0048853, said Register's Office.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned has hereunto subscribed its name on this 14th day of February, 2024.

PARDUE FAMILY ASHTON PARK PARTNERSHIP I, a Tennessee general partnership

By: Chris Pardue

Chris Pardue

Title: Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Chris Pardue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Partner of PARDUE FAMILY ASHTON PARK PARTNERSHIP I, a Tennessee general partnership, and that he, as such Managing Partner, executed the within instrument for the purposes herein contained by signing the name of the partnership in his capacity as Managing Partner.

Witness my hand, at office, this 26th day of JANUARY, 2024.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2025

Bettie Jane Winton

NOTARY PUBLIC

My Commission Expires: 11/3/2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Peggy F. Axford
Affiant

Subscribed and sworn before me this 14th day of FEBRUARY, 2024.



Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 11/3/2025