Karen Johnson
Batch # 1102336
02/20/2024 10:37 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240220-0011309

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	Portion of Map: 98 Parcel: 218 New Map and Parcels: 110-02-0-C-905 110-02-0-C-906 110-02-0-C-907 110-02-0-C-908

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 II, 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 of its 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 those areas shown as Open Space 3 (Parcel 905), Open Space 4 (Parcel 906), Open Space 5 (Parcel 907) and Open Space 6 (Parcel 908), on the Final Subdivision Plat, Ashton Park Phase 2A, of record in Instrument Number 20231211-0095504, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Pardue Family Ashton Park Partnership II, a Tennessee general partnership by Quitclaim Deed from Pardue Family Ashton Park Partnership I, a Tennessee general partnership, of record in Instrument No. 20211020-0140671, Register's Office for Davidson County, Tennessee.

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. 20231211-0095504, 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, Second Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of record in Instrument No. 20230627-0048853, said Register's Office and Third Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements at Instrument No. 20240205-0007681, 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 II, 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 II, 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

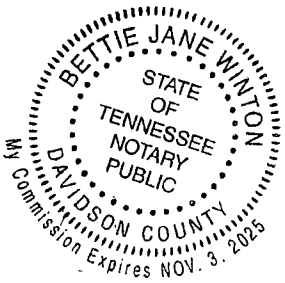
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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