Karen Johnson Davidson County
Batch# 1252067 DEEDQC
03/25/2025 02:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250325-0022389

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: 098 Parcels: 65 & 88 New Map and Parcels: 110-02-0-C-912 110-02-0-C-913 110-02-0-C-914 110-02-0-C-915 110-02-0-C-916

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 the areas shown as O.S. 915 & PUDE Parcel 915 (Passive) (Parcel 915) and O.S. 916 & PUDE Parcel 916 (Passive) (Parcel 916) on the Final Subdivision Plat, Ashton Park Phase 5A, of record in Instrument Number 20250206-0009126, Register's Office for Davidson County, Tennessee; as corrected by Surveyor's Certificate of Correction in Instrument No. 20250319-0019894, said Register's Office ("Phase 5A"); and

Land in Davidson County, Tennessee, being the areas shown as O.S. 912 & PUDE Map: 110 Parcel 912 (Passive) (Parcel 912); O.S. 913 & PUDE Map: 110 Parcel 913 (Passive) (Parcel 913) and O.S. 914 and PUDE Map: 110 Parcel 914 (Passive) (Parcel 914) on the final Subdivision Plat, Ashton Park Phase 5B, of record in Instrument Number 20250206-0009127, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction in

Instrument No. 20250319-0019893, said Register's Office ("Phase 5B");, 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, dated January 2, 2021, recorded October 20, 2021, of record in Instrument No. 20211020-0140671, Register's Office for Davidson County, Tennessee; and further, 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, said Register's Office; 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 Plats of record at Instrument No. 20250206-0009126 and Instrument No. 202506-0009127, 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, Third Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements at Instrument No. 20240205-0007681, Fourth Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements at Instrument No. 20240821-0064030 said Register's Office and Fifth Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements at Instrument No. 202503250022388 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 20th day of March, 2025.

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 19th day of March, 2025.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 08, 2028

Peggy Axford
NOTARY PUBLIC

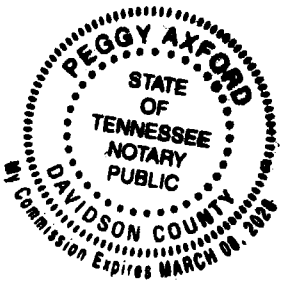
My Commission Expires: March 8, 2028

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 19th day of March, 2025.



NOTARY PUBLIC

My Commission Expires: March 8, 2028

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 20, 2025 (date of document).

Affiant Signature

March 20, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of March, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON