Karen Johnson Davidson County
Batch# 1252067 DEEDWARRSP
03/25/2025 02:38:30 PM 7 pgs
Fees: $38.00 Taxes: $15,392.00
20250325-0022391

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

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Schell Brothers Nashville LLC 150 Saunders Road, Suite B Hendersonville, TN 37075 Attn: _____	SAME	Portion of Map: 98 Parcels: 65 & 88 New Map and Parcels: 110-02-0-C-74 (Lot 74) 110-02-0-C-75 (Lot 75) 110-02-0-C-76 (Lot 76) 110-02-0-C-77 (Lot 77) 110-02-0-C-78 (Lot 78) 110-02-0-C-79 (Lot 79) 110-02-0-C-80 (Lot 80) 110-02-0-C-81 (Lot 81) 110-02-0-C-82 (Lot 82) 110-02-0-C-83 (Lot 83) 110-02-0-C-84 (Lot 84) 110-02-0-C-85 (Lot 85) 110-02-0-C-86 (Lot 86) 110-02-0-C-87 (Lot 87) 110-02-0-C-88 (Lot 88) 110-02-0-C-89 (Lot 89) 110-02-0-C-90 (Lot 90) 110-02-0-C-91 (Lot 91) 110-02-0-C-92 (Lot 92) 110-02-0-C-93 (Lot 93) 110-02-0-C-94 (Lot 94) 110-02-0-C-95 (Lot 95) 110-02-0-C-96 (Lot 96) 110-02-0-C-97 (Lot 97) 110-02-0-C-98 (Lot 98) 110-02-0-C-99 (Lot 99)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is

hereby acknowledged, **BRANDON PARDUE, individually** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SCHELL BROTHERS NASHVILLE LLC, a Delaware limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

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 Grantor has executed this instrument as of the 20th day of March, 2025.

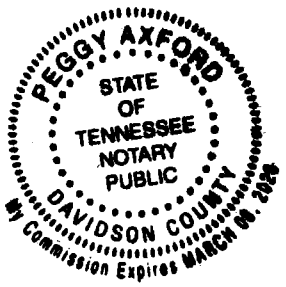
Brandon Pardue

BRANDON PARDUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, BRANDON PARDUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 19th day of March, 2025



Peggy Axford

NOTARY PUBLIC

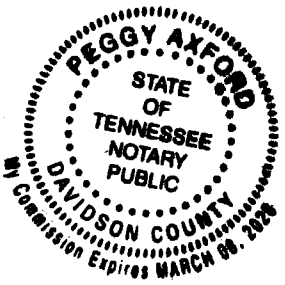
My Commission Expires: March 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $4,160,000.00.

Affiant

Subscribed and sworn before me this 19th day of March, 2025.



NOTARY PUBLIC

My Commission Expires: March 8, 2028

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lots 85 and 86 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; and

Land in Davidson County, Tennessee, being Lots 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, and 99 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, 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, as further conveyed to Brandon Pardue by Quitclaim Deed of record in Book _____202503250022390_____, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in lat of same of record in Instrument No. 20220506-0052365 and Instrument No. 20231211-0095504, in the Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of record in Instrument No. 20211026-0143623; as amended in Instrument No. 20221027-00116421, in Instrument No. 20230627-0048853, in Instrument No. 20240205-0007681, and in Instrument No. 202503250022388 Register's Office for Davidson County, Tennessee.

4. Quitclaim Deed to Ashton Park HOA, Inc. of record in Instrument No. 202503250022389, Register's Office for Davidson County, Tennessee.

5. Restrictions set forth in Deeds of record in Book 4044, Page 52 and Book 4249, Page 932, Register's Office for Davidson County, Tennessee.

6. Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of reocord in Instrument No. 20100913-0072454, Register's Office for Davidson County, Tennessee.

7. Restrictive Covenants for Detached Structure, of record in Instrument No. 20100702-0051981, Register's Office for Davidson County, Tennessee.

8. Subject to all matters shown on the Plans of record in record in Instrument No. 20250206-0009126 and Instrument No. 20250206-0009127, Register's Office for Davidson County, Tennessee.

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