WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23777-DS

Karen Johnson Davidson County
Batch# 1254162 DEEDQC
03/31/2025 12:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250331-0024134

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 Parcel: 88 Portion of Map: 110 Parcel: 218 New Map and Parcels: 110-02-0-C-910 110-02-0-C-911

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. 910 & PUDE Map: 110 Parcel: 910 (Passive) (Parcel 910) and O.S. 911 & PUDE Map: 110 Parcel: 911 (Passive) (Parcel 911) on the final Subdivision Plat, Ashton Park Phase 3A, of record in Instrument Number 20250327-0022951, Register's Office for Davidson County, Tennessee; and

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 Plat of record at Instrument No. 20250327-0022951, 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; Fifth Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements at Instrument No. 20250335-0022388, said Register's Office and Sixth Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements at Instrument No. 202503310024133 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 31 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 31 day of March, 2025.

Bria Sawyers
NOTARY PUBLIC

My Commission Expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Kristin Vorder
Affiant

Subscribed and sworn before me this 31 day of March, 2025.

Bria Sawyers
NOTARY PUBLIC

My Commission Expires: 3/20/2028



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 3/31/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3/31/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 **day of** March **,** 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

