PREPARED BY AND RETURN TO:
MID SOUTH TITLE SERVICES, LLC
1715 Aaron Brenner, Suite 401
Memphis, TN 38120
MST# 2019110891 & 2019060461 LM

Karen Johnson Davidson County
Batch# 331388 DEEDQC
12/18/2019 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191218-0130499

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **St. Joseph Properties, LLC, a Tennessee Limited Liability Company (aka Saint Joseph Properties, LLC) ,** for and in consideration of One and 00/100 Dollars do(es) hereby bargain, sell, remise, release, quitclaim and convey unto **Blue Sky Horizon GP, a Tennessee General Partnership composed of Terry L. King and Laurie S. King,** the following described real estate located in Davidson County, State of Tennessee, to-wit:

Reference is hereby made to Exhibit "A" which is incorporated herein by referenced and made a part hereof.

IN TESTIMONY WHEREOF I (We) have executed this instrument this 17th day of **December ,** 2019.

St. Joseph Properties, LLC

By: _____
Terry L. King, Managing Member

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry L. King**, with whom I am personally acquainted , and who upon oath, acknowledged him/herself to be the **managing member** of **St. Joseph Properties, LLC,** Limited Liability Company, the within named bargainor, Limited Liability Company, and the he as such **managing member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by him/herself as such **managing member**.

WITNESS my hand and Notarial Seal at office this 17th day of **December, 2019**.

_____
Notary Public

MICHAEL E. HEWGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 06, 2023

My Commission Expires:
6-6-23

Property Owner & Address:

BLUE SKY HORIZON GP
947 Turnberry Cove
Collierville, TN 38017

Mail Tax Notices to:

BLUE SKY HORIZON GP
947 Turnberry Cove
Collierville, TN 38017

STATE OF TENNESSEE: COUNTY OF SHELBY:

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $1.00.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME this 17th day of Dec., 2019.

Notary Public

My Commission Expires:
6-6-23

MICHAEL E. HEWGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 06, 2023

RETURN TO:

MID SOUTH TITLE SERVICES, LLC
1715 Aaron Brenner Drive, Suite 401
Memphis, TN 38017

EXHIBIT "A"

EXHIBIT "A"

PARCEL I:

Being the North 70 feet of Lot Nos. 27 & 28 on the plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of said lots front 70 feet on the east side of Green Hills Avenue and runs back parallel lines 170 feet to a dead line.

Being all of the same property conveyed to St. Joseph Properties, LLC by Warranty Deed dated September 27, 2019, of record in Instrument No. 201909300099099, in the Register's Office of Davidson County, Tennessee.

1833 Green Hills Drive, Nashville, TN 38215: Tax Parcel No.: 131030122.00

PARCEL II:

TRACT 1
LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mr. Salvatore J. Formosa and Mr. Angelo M. Formosa, a Resubdivision of The S.J. Formosa Property and the Angelo M. Formosa Property of record in Plat Book 5250, Page 425, amending Plat Book 5800, page 283, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Angelo Formosa, Jr., by Deeds from Annie Ruth Russell, a widow, of record in Book 2642, page 505, dated March 19, 1957 and from Angelo Formosa and wife, Katherine Formosa, of record in Book 2805, page 203, dated September 17, 1958. *And being all of the property conveyed to Angelo Formosa, Jr. and wife, Carolyn Formosa by Deed dated July 19, 1983 from Doris Loos Gee, a widow of record in Book 6102, page 167.* Together with the right to use and occupy that portion of a Dedicated Right of Way that was closed by the Council of the Metropolitan Government Nashville and Davidson County by Metropolitan County Council Bill No. 083-1206 filed in the County Court Clerk's Office for said county. And further being all of the same property conveyed to Angelo Formosa Family Limited Partnership, a Tennessee Limited Partnership by Quitclaim Deed dated December 28, 1994 from Angelo Formosa, Jr. and wife, Carolyn Formosa of record in Book 9557, page 746. The said Angelo Formosa Family Limited Partnership now being known as Angelo Formosa Family Partnership, a Tennessee general partnership by Articles of Merger of record in Instrument No. 199912280067484, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to St. Joseph Properties, LLC, a Tennessee limited liability by Warranty Deed of record at Instrument Number 201905020040732 in the Register's Office of Davidson County, Tennessee.

3408 Trimble Road, Nashville, TN 37215; Tax Parcel No.: 13101010300

TRACT 2
LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Mr. Salvatore J. Formosa and Mr. Angelo M. Formosa, a Resubdivision of The S.J. Formosa Property and the Angelo M. Formosa Property of record in Plat Book 5250, Page 425, amending Plat Book 5800, page 283, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Angelo Formosa, Jr., by Deeds from Annie Ruth Russell, a widow, of record in Book 2642, page 505, dated March 19, 1957 and from Angelo Formosa and wife, Katherine Formosa, of record in Book 2805, page 203, dated September 17, 1958 and further being all of the property conveyed to A. M. Formosa, III and Gina F. Brazil, Trustees of the Fabian Formosa Trust by Quitclaim Deed dated December 28, 1994 from Angelo Formosa, Jr. and wife, Carolyn Formosa of record in Book 9557, page 744 and further conveyed to Pinnacle National Bank, Successor Trustee f/b/o Fabian Formosa by Quitclaim Deed dated February 13, 2012 from Angelo Formosa, III, and Gina F. Brazil, Co-Trustees of The Trust f/b/o Fabian Formosa of record in Instrument No. 20120215-0013283 and Scrivener's Affidavit of record in Instrument No. 20190401-0029375, said Register's Office.

Being the same property conveyed to St. Joseph Properties, LLC, a Tennessee limited liability by Warranty Deed of record at Instrument Number 201905020040732 in the Register's Office of Davidson County, Tennessee.

3406 Trimble Road, Nashville, TN 37215: Tax Parcel No.: 13101014200

True Copy Certification

I, **Lena McClain**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lena McClain
Signature

State of Tennessee
County of Shelby

Personally appeared before me, Jill Preston, a notary public for this county and state, **Lena McClain**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jill Preston
Notary's Signature

My Commission Expires:

Notary Seal:

