Karen Johnson Davidson County
Batch# 529560 DEEDWARR
12/10/2020 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $3,552.00
20201210-0144732

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201
(615)244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $960,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2020.

Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
Blue Sky Horizon GP
947 Turnberry Cove
Collierville, TN 38017

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-08-0-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA E. DUNKLEY AND SUSAN D. ATWOOD** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BLUE SKY HORIZON GP, a Tennessee general partnership**, hereinafter called

the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Sharber's Harding Place Subdivision, not of record, and described according to a survey made by W. B. Southgate Surveyor, as follows:

BEGINNING on the northerly margin of Harding Place at the common corner of Lots Nos. 8 and 9; thence with the line between said two lots, northwardly 350 feet to the southerly line of Lot No. 29; thence with the line between Lots Nos. 8 and 29, eastwardly 100 feet to the common corner of Lots Nos. 8 and 7 ; thence with the line between said two lots, southwardly 350 feet to the northerly margin of Harding Place; thence with the northerly margin of said Place, westwardly 100 feet to the point of beginning.

Being the same property conveyed to Stuart E. Dunkley and wife, Elsie A. Dunkley, by deed from Carl W. Thomas and wife, Kay Thomas, of record in Book 3889, Page 17, dated May 7, 1965, Register's Office for Davidson County, Tennessee. Stuart E. Dunkley having since died leaving Elsie A. Dunkley as surviving tenant by the entirety. Elsie A. Dunkley having since died testate on or about May 10, 2020. Pursuant to the Last Will and Testament of Elise Alexander Dunkley, in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 20P919, said property was devised to her daughters Rebecca E. Dunkley and Susan D. Atwood.

This is not the primary residence of the Grantors herein.

This conveyance is made subject to:

1. County taxes for the year 2020 which have been prorated and paid by Grantors; 2021 and subsequent years County taxes shall be paid by Grantee.

2. Sanitary Sewer Easement of record in Book 4316, Page 151, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3812 Harding Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4 day of December, 2020.

Rebecca E. Dunkley

Rebecca E. Dunkley

Susan D. Atwood

Susan D. Atwood

By: Rebecca E. Dunkley

Rebecca E. Dunkley her Attorney-in Fact, pursuant to Power of Attorney of record in Instrument No. 202012100144731, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca E. Dunkley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of December, 2020.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Rebecca E. Dunkley, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Susan D. Atwood, and who acknowledged that she executed the same as the free act and deed of the said Susan D. Atwood.

WITNESS my hand, at office, this 4 day of December, 2020.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: _____

783539.1/200736

True Copy Certification

I, Wesley D. Turner, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-17-2023

Notary's Seal

