WARRANTY DEED

Karen Johnson Davidson County
Batch# 553118 DEEDWARR
01/13/2021 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20210113-0005720

G-SR-20-1833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

STEVEN PAUL DISSER NOTARY PUBLIC TENNESSEE STATE OF DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Elizabeth Mallon and Nicholas James Statzer	**New Owner**	
(NAME)	(NAME)	**131-03-2H-002.00-CO**
1833 Green Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLUE SKY HORIZON GP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF TERRY L. KING AND LAURIE S. KING ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE ELIZABETH MALLON AND NICHOLAS JAMES STATZER,** _____, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1833 Green Hills Drive Residences of record as Instrument No. 20191120-0119943 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blue Sky Horizon GP, a Tennessee General Partnership composed of Terry L. King and Laurie S. King by Quitclaim deed from St. Joseph Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191218-0130499 Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on December 18, 2019.
Being a portion of the same property conveyed to St. Joseph Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Margie Payne, unmarried of record in Instrument No. 20190930-0099099 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on September 30, 2019.

Ke Qin having been appointed to sign on behalf of Blue Sky Horizon GP as Authorized Agent by Resolution dated December 30, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191120-0119943, Register's Office for Davidson County, Tennessee.
- Agreement for Joint Driveway of record in Instrument Number 20191119-0119407, in the Register's Office for Davidson County, Tennessee.
- Charter of The 1833 Green Hills Drive Residences Homeowner's Association, Inc of record in Instrument Number 20191227-0134080, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1833 Green Hills Drive, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8th DAY OF JANUARY, 2021.

Blue Sky Horizon GP

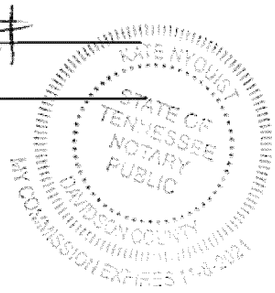
BY:_____
Ke Qin
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KE QIN, signing for BLUE SKY HORIZON GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of BLUE SKY HORIZON GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of January, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON