WARRANTY DEED

Karen Johnson Davidson County
Batch# 582361 DEEDWARR
03/02/2021 04:08:28 PM 2 pgs
Fees: $13.00 Taxes: $4,828.50

20210302-0027000

G-SR-21-3408A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-13-2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY J. BRADLEY

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)
Puneet Mahan and Swati P. Patel	NEW OWNERS	
(NAME)	(NAME)	**131-01-3B-001.00CO**
3408A Trimble Road		
(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** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PUNEET MAHAN AND SWATI P. PATEL, HUSBAND AND WIFE,** 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 No. A, together with the common elements, as established by the Declaration of Covenants, Conditions and Restrictions for 3408 Trimble Road Townhomes, of record in Instrument No. 20190617-0058135 Amended in Instrument No. 20210126-0011350, in the Register's Office for Davidson County, Tennessee, and being shown on plat attached thereto as Exhibit "B", to which plat 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 (aka Saint Joseph Properties, LLC) 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 Angelo Formosa Family Partnership, a Tennessee Generl Partnership and Pinnacle bank, successor Trustee of the Trust f/b/o Fabian Formosa of record in Instrument No. 20190502-0040732 Register's Office for Davidson County, Tennessee, dated May 01, 2019 and recorded on May 02, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Agreement For Relocation of Easement of record in Instrument Number 20200605-0057776, in the 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 20190617-0058135, and amended in Instrument No. 20210126-0011350, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easements of record in Book 4168, Page 940 and Book 4306, Page 247, Register's Office for Davidson County, Tennessee.
- Easements retained by Metro as set forth in Bill No. 083-1206, of record in Metro Clerk's Office for Davidson County, Tennessee.
- Agreement for joint driveway of record in Instrument No. 20191119-0119407, 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: **3408A Trimble Road, 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 26th DAY OF FEBRUARY, 2021.

Blue Sky Horizon, GP

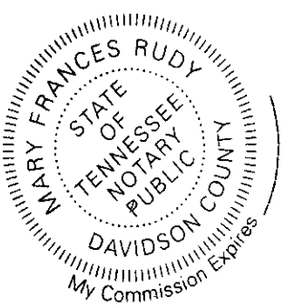
BY:_____
Ke Qin
Authorized Agent

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 26th of February, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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