Karen Johnson Davidson County
Batch# 640386 DEEDWARR
05/20/2021 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20210520-0068294

Name and Address of New Owner:
Blue Sky Horizon, GP
1007 Southside Ct
Nashville, TN 37203

Send Tax Bills To:
NEW OWNER
same

This Instrument Prepared By:
Amanda S. Young
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 118-13-0-130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric J. Manders and Olivia Manders, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blue Sky Horizon, GP, a Tennessee Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Lipscomb Heights of record in Plat Book 2083, Page 61, 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 the same property conveyed to Olivia C. Nickel, unmarried by Warranty deed from Leslie A. Story, married of record in Instrument No. 20030909-0131538 Register's Office for Davidson County, Tennessee, dated September 05, 2003 and recorded on September 09, 2003.

Being the same property conveyed to Eric J. Manders by Quitclaim deed from Olivia C. Manders of record in Instrument No. 20060208-0015798 Register's Office for Davidson County, Tennessee, dated February 08, 2006 and recorded on February 08, 2006.

Being also known as 3911 Albert Drive Nashville, Tennessee 37204.

This conveyance is subject to: (1) Real estate property taxes for 2021 and all subsequent years, liens not yet due and payable; (2) all matters shown on the Plan of record in Plat Book 2083, Page 61; (3) the flow of any creeks, streams, or branches across subject

property; & (4) all recorded restrictions, covenants, conditions, and easements not stated herein.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15 day of May, 2021.

(SEAL)
Eric J. Manders

STATE OF GEORGIA
COUNTY OF DEKALB

On this 15th day of May, 2021, before me personally appeared **Eric J. Manders**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2021.

CLIFTON ANTHONY WADE NOTARY PUBLIC EXP. Oct. 01, 2022 DEKALB COUNTY, GA

Notary Signature
My commission expires: 10/1/2022

Olivia Manders (SEAL)
Olivia Manders

STATE OF Arizona
COUNTY OF Pima

On this 15th day of May, 2021, before me personally appeared **Olivia Manders**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of May, 2021.

ISABEL MURPHY
Notary Public - Arizona
Pima County
Commission # 585523
My Comm. Expires Jul 29, 2024

Isabel Murphy
Notary Signature
My commission expires: 7/29/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Claire H. Jonbiana
(Affiant)

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this
17 day of May, 2021.

Notary Public
My commission expires: 10-12-2024
File No. 2021-475

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

