Karen Johnson Davidson County
Batch# 681762 DEEDWARR
07/22/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210722-0098615

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2021 Notary Public MY COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)
File No. AT-21-1074	

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Sky Horizon, GP	New Owner	
(NAME)	(NAME)	072-14-0-135.00
1210 Chester Avenue	1007 Southside Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kaitlin Liska and Samuel Liska, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blue Sky Horizon, GP, a Tennessee Partnership**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 22 and the westerly 28 feet of Lot 23 on the Map of Chesterfield Place, as of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 60 feet on the southerly side of Chester Avenue, formerly Chesterfield Avenue, and run back between parallel lines with the easterly margin of Little Avenue 132 feet to an alley.

Being the same property conveyed to Kaitlin Elder, a single person and Samuel Liska, a single person by Warranty deed from Elizabeth N. Guinane and Neal D. Guinane, wife and husband of record in Instrument No. 20160830-0090916 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 30, 2016.

Kaitlin Elder and Kaitlin Liska are one in the same person.

This is property more commonly known as 1210 Chester Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 20th day of July, 2021.

Kaitlin Liska by Leslie A. Garside, attorney in fact

Kaitlin Liska by Leslie A. Garside, Attorney-In-Fact

Samuel Liska by Leslie A. Garside, attorney in fact

Samuel Liska by Leslie A. Garside, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Kaitlin Liska, and that this instrument was executed on behalf of the said for the Kaitlin Liska purposes therein contained.

Witness my hand, at office, this 20th day of July, 2021.

Notary Signature
My commission expires: 4/30/22



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Samuel Liska, and that this instrument was executed on behalf of the said for the Samuel Liska purposes therein contained.

Witness my hand, at office, this 20th day of July, 2021.

Notary Signature
My commission expires: 4/30/22



TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/20/21.

Signature 07/20/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H. Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 20 day of July 2021.

Claire H. Jenkins
Notary Signature

My commission expires: 10/2/23

