This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 061070C00100CO

Karen Johnson Davidson County
Batch# 763374 **DEEDWARR**
11/30/2021 12:13:37 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00



20211130-0157995

NAME & ADDRESS OF NEW OWNER:
Ostego Food Shop Realty, LLC
749 W. Coffee Tree Ave.
Queen Creek, AZ 85140

TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BLUE SKY CONSTRUCTION, INC., A TENNESSEE CORPORATION,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **OSTEGO FOOD SHOP REALTY, LLC,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 1, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for 4309 Gallatin Road Townhomes, appearing of record in Instrument No. 20200804-0086178, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING a portion of the property conveyed to Blue Sky Construction, Inc., by Warranty Deed from E3 Construction Services, LLC, dated January 30, 2020, appearing of record in Instrument No. 20200204-0012825, of the Register's Office of Davidson County, Tennessee.

Previously being the property conveyed to E3 Construction Services, LLC, by Warranty Deed from Crystal Sea, Inc. 401K Trust Roth FBO Ken Cunningham, dated March 27, 2019, appearing of record in Instrument No. 20190328-0028223, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4309 A Gallatin Pike, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29 day of November, 2021.

Blue Sky Construction, Inc.

BY: _____
Kayla Dodd, Authorized Signatory

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public, personally appeared Kayla Dodd, Authorized Signatory of **Blue Sky Construction, Inc. as per Declaration of Authorized Signatory of Record in Record Book 1784, Page 1581, Register's Office for Rutherford County, Tennessee** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Authorized Signatory, of Blue Sky Construction, Inc.,** the within named bargainor, and that she as such **Authorized Signatory**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Blue Sky Construction, Inc.**, by herself as **Authorized Signatory** .

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29 day of November, 2021.

_____
NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 12-12-2022 RUTHERFORD COUNTY

My Commission Expires: 12-12-2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 29 day of November, 2021.

_____
NOTARY PUBLIC

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

My Commission Expires: 4-19-25

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