Karen Johnson Davidson County
Batch# 767562 DEEDWARR
12/03/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20211203-0160922

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

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Katelynd Frierson and Rainey Lankford 1210 Chester Ave A Nashville TN 37206	New Owner 1210 CHESTER AVE A NASHVILLE, TN 37206	072-14-0-135

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, **Blue Sky Horizon GP, a Tennessee Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rainey Alan Lankford and Katelynd Marie Frierson, both unmarried, as Tenants in common with right of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, 1210 Chester Avenue Homes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20211001-0132330, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description or said unit.

Being a portion of the property conveyed to Blue Sky Horizon, GP, a Tennessee Partnership by Warranty Deed from Kaitlin Liska and Samuel Liska, wife and husband, of record in Instrument No. 20210722-0098615, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all conditions, covenants, restrictions, easements & planning documents of record not stated herein; (b) current year's real property taxes, a lien due & payable, not yet delinquent & (c) all subsequent year's real property taxes, a lien not yet due & payable, Register's Office for Davidson County, TN.

Property Address: 1210 Chester Avenue A, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 24th day of November, 2021.

Blue Sky Horizon GP, a Tennessee Partnership

By: _____(SEAL)
Terry L. King, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2021, before me personally appeared Terry L. King, Authorized Signer of Blue Sky Horizon GP, 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 24th day of November, 2021.

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 10.12.2024

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 $355,000.00, 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
24th day of November, 2021.

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public
My commission expires: 4/26/2025
File No. 2021-783

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 November 24, 2021.

Date

Affiant Signature

12/1/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON