WARRANTY DEED

Karen Johnson Davidson County
Batch# 827422 **DEEDWARR**
03/24/2022 08:20:52 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20220324-0033727

G-SR-22-3406B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-18-2024

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)
Megan King 2020 Trust u/t/a dated November 10, 2020	new owner	
(NAME)	(NAME)	**131-01-3B-004.00-CO**
3406 Trimble Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-3224		
(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 COMPOSED OF TERRY L. KING AND LAURIE S. KING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL F.T. EDWARDS, TRUSTEE OF THE MEGAN KING 2020 TRUST U/T/A DATED NOVEMBER 10, 2020,** 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 D, 3408 Trimble Road Townhomes, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 3408 Trimble Road Townhomes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20190617-0058135, and amended in Instrument No. 20210126-0011350, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said 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 general 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 02, 2019 and recorded on May 02, 2019 .

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 425, amending Plat Book 5800, Page 283, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 3408 Trimble Road Townhomes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument No. 201906170058135, as amended Instrument No. 202101260011350, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Amendment to Declaration of Covenants, Conditions and Restrictions for 3408 Trimble Road Townhomes, of record in Instrument No. 202101260011350, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4168, Page 940 and Book 4306, Page 247, Register's Office for Davidson County, Tennessee.
- Easements retained and an ingress and egress easement as set out in the closing of a right-of-way in Metropolitan Government of Nashville and Davidson County Bill No. 083-1206 as filed in the County Court Clerk's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3406 Trimble Rd, Nashville, Tennessee 37215-3224**.

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 18th DAY OF MARCH, 2022.

Blue Sky Horizon, GP, a Tennessee general partnership composed of Terry L. King and Laurie S. King

BY: _____
Terry L. King
Partner

BY: _____
Laurie S. King
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared TERRY L. KING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PARTNER of BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF TERRY L. KING AND LAURIE S. KING, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PARTNER.

Witness my hand and official seal, this the 18th of March, 2022.

_____
Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LAURIE S. KING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PARTNER of BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF TERRY L. KING AND LAURIE S. KING, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PARTNER.

Witness my hand and official seal, this the 18th of March, 2022.

_____
Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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