SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 868512 DEEDWARR
06/07/2022 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $8,147.40
20220607-0065330

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JUNE 6, 2023 JENNIFER CHANDLER COLE

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue S., Suite 200. Franklin, TN 37064

ADDRESS NEW OWNER(S) FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Joseph D. Porter		105 02 3G 001.00
(NAME)	(NAME)	
1016 B 9th Ave S.	same as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Million Two Hundred Two Thousand And No/100 Dollars ($2,202,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Blue Sky Horizon, GP, a Tennessee general partnership**, hereinafter called the Grantor, has/have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph D. Porter**, hereinafter called Grantee, his/her/their heirs and/or assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of The Cottages on 9th Avenue, a Horizontal Property Regime (with Private Elements), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Cottages on 9th Avenue, a Horizontal Property Regime, of record in Instrument Number 20201019-0121435, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Blue Sky Horizon, GP, a Tennessee general partnership, by Quitclaim Deed from St. Joseph Properties, LLC, of record in Instrument No. 20200923-0109377, in the Register's Office of Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020.

File No.: 202204-0028
Special Warranty Deed

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Hundred Edgehill Estates, as recorded in Plat Book 4860, Page(s) 25.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201019-0121435.
Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20210204-0016394.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and other matters of public record, (5) taxes for current and subsequent years.

This is improved property know as **1016 B 9th Ave S., Nashville, TN 37203**

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Effective this 10 day of May, 2022.

Blue Sky Horizon, GP

By: _____
Terry L. King, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, 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, the within named bargainor, a corporation, and that Terry L. King as such Partner executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Partner.

Witness my hand and seal, at office in Brentwood, TN this 10th day of May, 2022.

_____
Notary Public
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 202204-0028
Special Warranty Deed

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 5/16/22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 5/11/22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 5/11/22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023