WARRANTY DEED

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

G-SR-22-3404

Karen Johnson Davidson County
Batch# 889529 DEEDWARR
07/15/2022 12:15:11 PM 2 pgs
Fees: $13.00 Taxes: $5,124.50

20220715-0081503

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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:	
Jeffery D. Clemmons and Nitara D. Carswell	New Owner	
(NAME)	(NAME)	**131-01-3B-003.00-CO**
3404 Trimble Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, G.P, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFERY D. CLEMMONS AND NITARA D. CARSWELL, HUSBAND AND WIFE,** 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 C, 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 Margie Payne, unmarried of record in Instrument No. 20190930-0099099 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on September 30, 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: **3404 Trimble Road, Nashville, Tennessee 37215**.

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 14th DAY OF JULY, 2022.

Blue Sky Horizon, G.P, a Tennessee general partnership

BY:_____
Terry L. King
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY L. KING, signing for BLUE SKY HORIZON, G.P, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of BLUE SKY HORIZON, G.P, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES ON
05/05/2025
DAVIDSON COUNTY

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