# WARRANTY DEED

Karen Johnson Davidson County
Batch# 900947 DEEDWARR
08/09/2022 02:19:22 PM 2 pgs
Fees: $13.00 Taxes: $4,736.00

20220809-0090601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 02/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-09-2024

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William John Penz | Same as Owner | 105 02 3G 002.00 |
| (NAME) 6307 Pintail Lane | (NAME) | |
| (ADDRESS) Frisco, TX 75034 | (ADDRESS) | |
| (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 considerations, the receipt of which is hereby acknowledged, **Blue Sky Horizon, GP, a Tennessee general partnership**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William John Penz and Kimberly Diane Penz, husband and wife,** hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B 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 22, 2020 and recorded on September 23, 2020.

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.
Easement for Dedication of Public Right-of-Way, recorded in Instrument No. 20210204-0016394.



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-DMR-22-1016A

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 (5) other matters of public record.

unimproved ☐

This is improved ☒ 1016 A 9th Ave S., Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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.

Effective the 3rd day of August, 2022.

**Blue Sky Horizon GP, a Tennessee general partnership**

By: _____
Terry L King, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public of the State and County aforesaid, 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 himself to be the General Partner of Blue Sky Horizon, GP, a Tennessee general partnership, the within named bargainer, a partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and Official seal this 1st day of August, 2022.

_____
Notary Public:
My Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**RETURN TO:**
**Phoenix Title Services, LLC**
**121 First Avenue South, Suite 200**
**Franklin, TN 37064**