Karen Johnson Davidson County
Batch# 901272 DEEDWARR
08/10/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20220810-0090729

WARRANTY DEED

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 1/11/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blue Sky Horizon, G.P., a Tennessee General Partnership	NEW OWNER	07210005900
(NAME)	(NAME)	
1007 South Soutside Ct		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cultural Ecology, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Blue Sky Horizon, G.P., a Tennessee General Partnership,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northeast part of Lot No. 36 on the Plan of Dozier Place, of record in Book 974, Page 51, Register's Office for said County, and described according to a survey by Barry Greer & Associates dated October 1, 1976 as follows:

Beginning at a point at the intersection of Dozier Place and Gallatin road, said point being marked by a chiseled cross, thence along the westerly margin of Gallatin Road S 22 deg, 00' W 132.00 feet to another chiseled cross; thence N 67 deg. 28' W 200.41 feet to an existing axle shaft; thence N 22 deg 44' E 107.90 feet to a corner post; thence along the southerly margin of Dozier Place S 74 deg. 40' E 200.39 feet to the point of beginning.

Being the same property conveyed to Cultural Ecology, LLC, by deed of record in Instrument NO. 20120705-0058951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☑

This is improved ☐ property, known as 2821 Gallatin Pike, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 8th day of August, 2022.

Cultural Ecology, LLC

By: _____, Sole Member 8/8/22
Sean O'Connor, Sole Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Sean O'Connor 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 sole member of Cultural Ecology, LLC and that he as such sole member executed the foregoing instrument for the purposes therein contained, by signing the name of Cultural Ecology, LLC by himself as sole member

WITNESS my hand and seal this 8th day of August, 2022.

_____
Notary Public
My Commission Expires: 12-16-2025

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Christina Wilbert, 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 8/8/2022 (date of document).

Affiant Signature

8/9/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026