WARRANTY DEED

Karen Johnson Davidson County
Batch# 955894 **DEEDWARR**
12/28/2022 02:55:46 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20221228-0133287

MJ-ASPIRE-22-8

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
Brett Austin and Melissa Austin	**NEW OWNER**	
(NAME)	(NAME)	**092 09 3T 008.00**
4930 Creek Valley Court		
(ADDRESS)	(ADDRESS)	
Owensboro, KY 42303		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRETT AUSTIN AND MELISSA AUSTIN, 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 No. 8, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Charlotte and 33rd Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201216-0148714 and amended in Instrument No. 20220907-0100487, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Blue Sky Horizon, GP, a Tennessee General Partnership, by Quitclaim Deed from St. Joseph Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20220826-0096564, in the Register's Office for Davidson County, Tennessee, dated August 10, 2022 and recorded on August 26, 2022.

Being a part of the same property conveyed to Blue Sky Horizon, GP, a Tennessee General Partnership, by Quitclaim Deed from St. Joseph Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20220823-0094982, in the Register's Office for Davidson County, Tennessee, dated August 10, 2022 and recorded on August 23, 2022.

Being a part of the same property conveyed to St. Joseph Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Richland Building Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190225-0016804, in the Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 25, 2019.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Part of Willcox 25 AC Tract, as recorded in Plat Book 161, Page 159.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of the Wilcox Property, as recorded in Plat Book 421, Page 42.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201216-0148714; as amended in Instrument No. 20220907-0100487.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20191108-0115381.
- Easement for Water Meters, Lines and Appurtenances, recorded in Instrument No. 20221020-0114373.
- Easement recorded in Book 4721, Page 284; Book 4721, Page 287 and Book 4725, Page 113.
- Letter of Responsibility recorded in Instrument No. 20220923-0105875.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 33rd Ave N., Nashville, Tennessee 37209**.

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.

This is **improved** property known as: **400 33rd Ave N., Nashville, Tennessee 37209**.

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 22 DAY OF DECEMBER, 2022.

Blue Sky Horizon, GP, a Tennessee General Partnership

BY:_____
Terry L. King
Partner

BY:_____
Laurie S. 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, GP, 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, GP, 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 22nd of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURIE S. KING, signing for BLUE SKY HORIZON, GP, 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, GP, 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 22nd of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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