WARRANTY DEED

Karen Johnson Davidson County
Batch# 962404 DEEDWARR
01/19/2023 10:27:15 AM 2 pgs
Fees: $13.00 Taxes: $4,776.70

20230119-0004380

MJ-ASPIRE-22-3220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,291,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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)
Svetlana Famina	**Capital City Home Loans, LLC**	
(NAME)	(NAME)	**092 09 3T 003.00**
5537 Tuck Rd	**50 Chastain Center Blvd.**	
(ADDRESS)	(ADDRESS)	
Paducah, KY 42001	**Kennesaw, GA 30144**	
(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 **SVETLANA FAMINA, UNMARRIED,** 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. 3, 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, as 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 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 of Davidson County, Tennessee, dated February 22, 2019 and recorded on February 25, 2019. (Value or consideration shown in aforementioned deed $1,450,000.00.)

Being 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 of Davidson County, Tennessee, dated August 10, 2022 and recorded on August 23, 2022. (Value or consideration shown in aforementioned deed $0.00.)

Being 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 of Davidson County, Tennessee, dated August 10, 2022 and recorded on August 26, 2022. (Value or consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years.
- 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(s) 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 recorded in Book 4721, Page 284; Book 4721, Page 287 and Book 4725, Page 113.
- Letter of Responsibility recorded in Instrument No. 20200227-0021637.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3220 Charlotte Ave., #3, 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 13th DAY OF JANUARY, 2023.

Blue Sky Horizon, GP

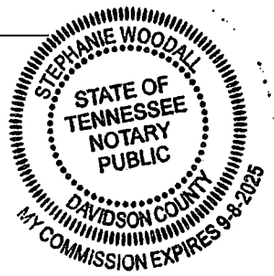
BY: _____
Melissa Jansen
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA JANSEN, signing for BLUE SKY HORIZON, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of BLUE SKY HORIZON, GP, 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 13th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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