Karen Johnson Davidson County
Batch# 963272 DEEDWARR
01/23/2023 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20230123-0004962

WARRANTY DEED

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 19 DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-6-26

(AFFIX SEAL)

DIANA K. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MJ-ASPIRE-22-2

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)
Taibos Landing, LLC	**NEW OWNER**	
(NAME)	(NAME)	**092 09 3T 002.00**
3218 Charlotte Ave #2		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **TAIBOS LANDING, LLC,** 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. 2 of Aspire at Sylvan Summit (formerly known as Charlotte and 33rd Townhomes), a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201216-0148714, as amended in Instrument No. 20220907-0100487, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration and Amendment. Reference is hereby made to the plan of Aspire at Sylvan Summit (formerly known as Charlotte and 33rd Townhomes), as shown on Exhibit "B" to the Declaration of record in Instrument No. 20201216-0148714, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

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.

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.

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.

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 Resubdivision of the Wilcox Property, as recorded in Plat Book 421, Page 42.
- 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.
- 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. 20220923-0105869.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3218 Charlotte Ave #2, 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 19 DAY OF JANUARY, 2023.

Blue Sky Horizon, GP

BY: _____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 19th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-19-23.

Affiant Signature

1-23-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY