WARRANTY DEED

Karen Johnson Davidson County
Batch# 977091 **DEEDWARR**
03/06/2023 09:24:37 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20230306-0015669

MJ-ASPIRE-23-3224-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

GUO XI
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

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)
Xi Guo	**NEW OWNER**	
(NAME) **3224 Charlotte Avenue**	(NAME) 4048 Barnes Cove Drive	**092-09-3T-005.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Antioch, TN 37013	
(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**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **XI GUO**, 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:

A certain unit located in Davidson County, Tennessee, being Unit No. 5 of Aspire at Sullivan Summit, (formerly known as Charlotte and 33rd Townhomes), a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Charlotte and 33rd Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201216-0148714, to now be known as Aspire at Sullivan Summit, a Horizontal Property Regime with Private Elements according to Amendment No. 1 and Assignment of Developer's Rights of record in Instrument No. 20220907-0100487, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion 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, Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on February 25, 2019. (Value of consideration shown in aforementioned deed $1,450,000.00.) Being a portion 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, Register's Office for Davidson County, Tennessee, dated August 10, 2022 and recorded on August 23, 2022. (Value of consideration shown in aforementioned deed $0.00.) Being a portion 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, Register's Office for Davidson County, Tennessee, dated August 10, 2022 and recorded on August 26, 2022.

This conveyance is subject to:
- Taxes for the year 2023, and subsequent years.
- Subject to all matters shown on the Plan of record in Book 161, Page 159, and Book 421, Page 42, Register's Office for Davidson County, Tennessee.
- Sewer Variance in Instrument No. 20220923-0105872, Register's Office for Davidson County, Tennessee.
- Easement for Water Meters, Lines and Appurtenances in Instrument No. 20221020-0114373, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20191108-0115381, Register's Office for Davidson County, Tennessee.
- Deeds to the State of Tennessee for the use and benefit of the Department of Transportation in Book 4721, Page 284, Book 4721, Page 287 and Book 4725, Page 113, Register's Office for Davidson County, Tennessee.
- Subject to the right-of-way of Charlotte Avenue, 33rd Avenue N and 1140 Alley.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3224 Charlotte Avenue, 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 28th DAY OF FEBRUARY, 2023.

Blue Sky Horizon GP

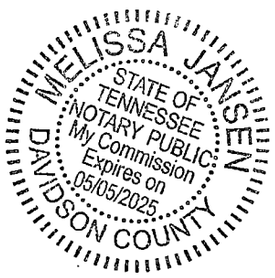
BY: _____
Margaret R. Means
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET R. MEANS, 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 PARTNER 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 28th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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