BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 988068 DEEDWARR
04/04/2023 10 23 30 AM 2 pgs
Fees $13 00 Taxes $3,108 00

20230404-0024369

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$840,000.00**

Subscribed and sworn to before me this 3 day of April, 2023

Notary Public

Affiant

My Commission Expires: 4/27/2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
BLUE SKY HORIZON, GP **1007 Southside Court,** **Nashville, TN 37203**	Same as new owner.	**158-00-0-074.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SONYA MICHELLE SCOTT BONNER, TRUSTEE OF THE VERONICA JEAN SCOTT REVOCABLE TRUST DATED DECEMBER 4, 2014,** has this day bargained and sold, and does hereby transfer and convey unto the said **BLUE SKY HORIZON, GP, a Tennessee General Partnership**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee and Williamson County, Tennessee, as follows:

Land in Davidson County, Tennessee and Williamson County, Tennessee, being Lot(s) 81, as shown on the map entitled the Plan of Laurelwood, of record in Book 4660, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to VERONICA SCOTT, AN UNMARRIED PERSON, by deed from ROY L. BREEDING AND WIFE, JOANNE R. BREEDING, of record in Book 8498, page 897, dated November 29, 1991, said Davidson County Register's Office and Book 941, page 14, dated November 29, 1991, said Williamson County, Register's Office.

The said Veronica Scott having since died testate on or about June 12, 2022 leaving Last Will and Testament for Probate to Admit Last Will and Testament for Muniment of Title in Docket No. 23P240, Seventh Circuit Court of Davidson County, Tennessee. The certified Order of Probate for Muniment of Title was recorded on March 21, 2023, of record in Instrument No. 20230321-0020174, in the Register's Office for Davidson County, Tennessee and recorded on March 30, 2023 in Book 9222, Page 687 in the Register's Office for Williamson County, Tennessee to serve as muniment of title to Sonya Michelle Scott Bonner in her capacity as Trustee of The Veronica Jean Scott Revocable Trust Dated December 4, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 3 day of April, 2023.

Sonya Michelle Scott Bonner, Trustee of the Veronica Jean Scott Revocable Trust

SONYA MICHELLE SCOTT BONNER, TRUSTEE OF THE VERONICA JEAN SCOTT REVOCABLE TRUST DATED DECEMBER 4, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **SONYA MICHELLE SCOTT BONNER, TRUSTEE OF THE VERONICA JEAN SCOTT REVOCABLE TRUST DATED DECEMBER 4, 2014,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Goodlettsville, Tennessee this the 3 day of April, 2023

My Commission Expires 1/31/26

NOTARY PUBLIC

