THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230344008

Karen Johnson Davidson County
Batch# 988071 DEEDWARR
04/04/2023 10 25 34 AM 2 pgs
Fees $13 00 Taxes $1,439 30

20230404-0024376

Prepared by:
Record and Return to
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $389,000 00

Affiant

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

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blue Sky Horizon GP. 417 Acklen Park Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 104 01 0 382.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clayton C. Jeffords and Catherine Smith Jeffords, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blue Sky Horizon GP., a Tennessee General Partnership** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Wrenwood, as shown on plat of record in Plat Book 1130, Page 55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clayton C. Jeffords and wife, Catherine Smith Jeffords, by Quit Claim Deed from Clayton C. Jeffords, of record in Instrument No. 20120208-0011374, in the Register's Office of Davidson County, Tennessee, dated February 02, 2012 and recorded on February 08, 2012.

Being the same property conveyed to Clayton C. Jeffords, Unmarried, by Warranty Deed from Polly R. Abel Childress, of record in Instrument No. 20030916-0135883, in the Register's Office of Davidson County, Tennessee, dated September 15, 2003 and recorded on September 16, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Wrenwood, as recorded in Plat Book 1130, Page(s) 55.

This is improved property located at 417 Acklen Park Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2023.

Clayton C. Jeffords by Ryan Dieck Attorney-in-fact
Clayton C. Jeffords
By: Ryan Dieck, Attorney in Fact

Catherine Smith Jeffords by Ryan Dieck Attorney-in-fact
Catherine Smith Jeffords
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Clayton C. Jeffords and Catherine Smith Jeffords and that he is authorized by Clayton C. Jeffords and Catherine Smith Jeffords to execute this instrument on their behalf.

WITNESS my hand, at office, this 3rd day of April, 2023.

Notary Public

My Commission Expires: _____

