WARRANTY DEED

Karen Johnson Davidson County
Batch# 989780 DEEDWARR
04/10/2023 10 19 18 AM 2 pgs
Fees $13 00 Taxes $4,255 00

20230410-0025600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Blue Sky Horizon, GP	New Owner	
(NAME) 1007 Southside Court	(NAME)	131 03 0 220 00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHAEL HULL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 45 on the Plan of George W. Blair's Revised Subdivision of Belmont Park place, of record in Book 421, pages 118 and 119, Register's for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Lot No. 45 fronts approximately 150 feet on the Easterly side of Belmont Park Place (now know as Belmont Park Terrace) and runs back between parallel lines from the center of said Place, 370 feet, more or less, to the center of an alley, measuring approximately 150 feet thereon.

Being the same property conveyed to Michael Hull by Warranty Deed from Nancy Jean Long, By: Stephen Brown Long, Attorney in Fact of record in Instrument No. 20230410-0025599 in the Register's Office for Davidson County, Tennessee.

This property was not the marital residence of the Grantor herein named.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4206 Belmont Park Terrace, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 6th day of April, 2023

MICHAEL HULL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hull, the bargainor, 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.

Witness my hand and official seal this 6th day of April, 2023.

Commission expires. 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON