Karen Johnson Davidson County
Batch# 1021744 DEEDWARRSP
06/30/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $8,861.50
20230630-0050367

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,395,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2023. Notary Public MY COMMISSION EXPIRES: 05.21.2025 (AFFIX SEAL)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Duanae Reindl and Steve Reindl 2028 A Overhill Drive Nashville, TN 37215	NEW OWNER	131-02-4-Q-001.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Blue Sky Horizon GP, a Tennessee General Partner**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Steve Reindl and Duanae Reindl, husband and wife,** , hereinafter called GRANTEE(S), 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 Unit No. A, of HOMES AT 2028 OVERHILL DRIVE, a Horizontal Property Regime with Private Elements, described in and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201019-0121298, Register's Office for Davidson County, Tennessee, and shown on the plat attached as Exhibit "B" to said Declaration, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Blue Sky Horizon, GP, a Tennessee general partnership by Warranty Deed dated 10/13/2020 from Carey Brown, Trustee of the Carey Brown Revocable Living Trust U/A dated August 12, 2013, of record in Instrument No. 20201019-0121287, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 2028 A Overhill Drive, Nashville, TN 37215

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Matters shown on plat of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201019 0121298, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, Page 475, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument No. 20220202-0012497, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220321-0032023, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230411-0026507, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 30 day of June, 2023.

Blue Sky Horizon GP, a Tennessee General Partner

BY: _____
Nancy Schneider, authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Nancy Schneider, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowleded that he/she is a partner of Blue Sky Horizon GP, a Tennessee General Partner, general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and seal, at office, this 29th day of June, 2023.

_____
Notary Public

My Commission Expires: 11/10/25

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Holly Lay, 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 true and exact copy of the original document executed and authenticated according to law on June 30, 2023.

Date

Holly Lay

Affiant Signature

June 30, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

