Karen Johnson Davidson County
Batch# 1036078 DEEDWARR
08/08/2023 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,328.63
20230808-0061423

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

G-ASPIRE-23-3228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,169,900.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Brian Paul Smith and Andrea Greenway Smith	~~**Same as New Owner**~~ c/o UNITED WHOLESALE MORTGAGE, LLC	
(NAME)	(NAME)	**092-09-3T-007-00**
2169 Key Drive	585 BOULEVARD E	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	PONTIAC, MI 48341	
(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, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN PAUL SMITH AND ANDREA GREENWAY SMITH, HUSBAND AND WIFE,** 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. 7 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 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.
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.
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.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- 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.

• Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in 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.
• Sewer Variance in Instrument No. 20220923-0105874, 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: **3228 Charlotte Avenue, Nashville, Tennessee 37209-3923**.

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 7th DAY OF AUGUST, 2023.

Blue Sky Horizon, GP, a Tennessee General Partnership

BY: _____
Margaret 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 MEANS, signing for BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP, 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, A TENNESSEE GENERAL PARTNERSHIP, 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 7th of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 8, 2023 (date of document).

Affiant Signature

August 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023