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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057403 **DEEDWARR**
10/04/2023 11 46 06 AM 2 pgs
Fees $13 00 Taxes $8,325 00

20231004-0078077

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025
(AFFIX SEAL)

COUNTY OF WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Bryan Marascalchi and Shravani Durbhakula	NEW OWNER	
(NAME)	(NAME)	
2028B Overhill Drive		131-02-4-Q-002 00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, 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 transfer and convey unto **Bryan Marascalchi and Shravani Durbhakula**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Unit No B, 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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2028B Overhill Drive, Nashville, TN 37215
(House No) (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 successors 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.

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.

Effective the 27th day of September, 2023.

Blue Sky Horizon GP, a Tennessee General Partner

BY:_____
Donald R. Barrett, Jr , as authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Donald R. Barrett, Jr , with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who proved himself/herself to be the authorized agent of Blue Sky Horizon GP, a Tennessee General Partner, and who being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 27 day of September, 2023.

_____
Notary Public

My Commission Expires. 4-12-27

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
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Franklin, TN 37064