WARRANTY DEED

Karen Johnson Davidson County
Batch# 1058889 DEEDWARR
10/09/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20231009-0079132

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yun-Tah Lu	Same of Owner	Parcel ID: 072 14 4X 002.00
(NAME) 215 Randolph Place Northeast Apt 2	(NAME)	
(ADDRESS) Washington, DC 20002	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Blue Sky Horizon GP, a Tennessee Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yun-Tah Lu, a married man,** 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 Unit B, together with common area as established by Declaration of Covenants, Conditions and Restrictions for 1210 Chester Avenue Homes of record in Instrument Number 202110010132330, and amended in Instrument No. 20211124-0156038 and being shown on Plat attached thereto as Exhibit "B" Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Blue Sky Horizon, GP, a Tennessee Partnership from Kaitlin Liska and Samuel Liska, wife and husband by Warranty Deed dated July 20, 2021 and recorded on July 22, 2021 in Instrument No. 20210722-0098615, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2430 Little Ave., Nashville, TN 37206

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 our hands this 2nd day of October, 2023

Blue Sky Horizon GP, a Tennessee Partnership

BY: _____
Terry L King
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Terry King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partner, and is authorized to execute the instrument on behalf of Blue Sky Horizon GP, a Tennessee Partnership, the within named barginor, and that as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as Partner.

Witness my hand and official seal, this the 2nd day of October, 2023.

M.L Schodroski
Notary Public

My Commission Expires: 3/3/2026

(SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

True Copy Certification

I, **Pam Autry,** 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 this the 2nd day of October, 2023.

Affiant Signature

Date 10/2/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027