Karen Johnson
Batch # 1116851
04/01/2024 10:37:26 AM
Fees: $18.00 Taxes: $3,237.50

Davidson County
DEEDWARR
3 pgs

20240401-0022226

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-UP-24-1104-4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2024.

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires OCT 8, 2024

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Angela Slizewski and David Michael Slizewski and David A. Ettinger and Becky M. Ettinger	Movement Mortgage, LLC	071143C01400CO
(NAME)	(NAME)	
3180 Old Shannon Rd	9024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Lebanon TN 37090	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BLUE SKY CONSTRUCTION, INC., A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANGELA SLIZEWSKI AND HUSBAND, DAVID MICHAEL SLIZEWSKI AND DAVID A. ETTINGER AND WIFE, BECKY M. ETTINGER, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

BEING Unit No. 14, as shown on Exhibit "B" in the Master Deed of the Declaration of Covenants,

Conditions and Restrictions for 1104 Baptist World Center, a Horizontal Property Regime with Private Elements, as shown in Instrument No. 20220919-0104080, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

BEING a portion of property conveyed to Blue Sky Construction, Inc., a Tennessee Corporation by Warranty Deed from TTF Investments, LLC, dated February 28, 2022, appearing of record in Instrument No. 20220303-0024004 and a portion of the Quitclaim Deed from TTF Investments, LLC to Blue Sky Construction, Inc, dated September 12, 2022, appearing of record in Instrument No. 20220912-0101582, both of the Register's Office of Davidson County, Tennessee.

Previously being a portion of property conveyed to TTF Investments, LLC, by Warranty Deed from Bert McCarter and TriTrust Partners, dated December 8, 2016, in Instrument No. 20161209-0129399, in said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1104 Baptist World Center Dr, #4, Nashville, TN 37207
(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.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Inst. #20220919-0104080, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Witness our hands this 28 day of March, 2024.

Blue Sky Construction, Inc.

BY: _____
Howard W. Wilson, President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Howard W. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Blue Sky Construction,Inc., the within named bargainor, a corporation, and that such president or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Howard W. Wilson, President of Blue Sky Construction,Inc.

Witness my hand and seal, at office in BB ~~28~~ * Murfreesboro, TN, this 28 day of March, 2024.

_____
Notary Public
Printed Name: _____
My Commission Expires: 12-19-24

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY