Karen Johnson Davidson County
Batch# 1124963 DEEDWARRSP
04/19/2024 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $5,476.00
20240419-0028257

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025
(AFFIX SEAL)

George Ziadeh
State of Tennessee Notary Public
Williamson County

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kirk Nashville, LLC **5478 The Peaks Drive** **Roanoke, VA 24018**	New Owner	117122G00100CO

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 partnership**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Kirk Nashville, LLC, a Virginia limited liability company**, hereinafter called GRANTEE(S), their successors 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 1314 AND 1316 CLIFTON LANE, a Horizontal Property Regime with Private Elements, established by and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201022-0122715, as amended in Instrument No. 20220713-0080409, Register's Office for Davidson County, Tennessee, a plat of which is attached as Exhibit 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 09/30/2020 from Donald L. Boswell, unmarried, of record in Instrument No. 20201022-0122708, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plat of record in Plat Book 1424, Page 22, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201022-0122715, as amended in Instrument No. 20220713-0080409, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20221006-0110289, 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 ☒ property known as 1314 Clifton Lane, 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 successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 19 day of April, 2024.

Blue Sky Horizon, GP, a Tennessee general partnership

BY: _____
Donald R. Barrett, Jr.
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 identity on the basis of satisfactory evidence), and who proved himself to be the Authorized Agent of Blue Sky Horizon, GP, a Tennessee General Partnership, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 19 day of April, 2024.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South, Suite 200
Franklin, TN 37064

202404190028257

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 19th day of April, 2024

K. Thomas Sidwell
Date: 4-19-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of April 2024

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

