Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1125435
04/22/2024 10:12:59 AM
Fees: $13.00 Taxes: $22,755.00

Davidson County
DEEDWARR
2 pgs

20240422-0028548

B-BP-24-510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,150,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLIE VAN NUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

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)
Park Hill Drive Trust, dated April 19, 2024	New owner	
(NAME)	(NAME)	**116-14-0-138.00**
510 Park Hill Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARK HILL DRIVE TRUST, DATED APRIL 19, 2024,** 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 tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Being the Southerly eighty (80) feet of Lot No. 15 on the Map of the Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lots 27 and part of 28 in the Deer Park Subdivision in Belle Meade, of record in Plat Book 421, Page 67, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 15 fronts 80 feet on the Easterly side of Park Hill formerly known as Bellevue Drive East, and extends back between parallel lines 283 feet, more or less on the Southerly margin and 268 feet more or less on the Northerly margin to a line.

TRACT II: Being the Northerly one-half of Lot No. 16 on the Map of the Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lots 27 and part of 28 in the Deer Park Subdivision in Belle Meade, of recorded in Plat Book 421, Page 67, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 77 feet on the East side of Park Hill formerly known as Bellevue Drive East and extends back Easterly between lines 283 feet, more or less on its Northern margin and 297.5 feet, more or less, on the Southern margin to a line measuring 78.75 feet more or less, on said rear line.

Being the same property conveyed to Michael D. Hassell and wife, Susan S. Hassell by Warranty Deed from T. Neale Attenborough and spouse, Louisa D. Attenborough of record in Book 10756, Page 369, Register's Office for Davidson County, Tennessee, dated January 12, 1998 and recorded on January 13, 1998.

Being the same property conveyed to Michael D. Sontag by Quitclaim Deed from Michael D. Hassell and Susan S. Hassell, of record in Instrument No. 20060206-0014159, Register's Office for Davidson County, Tennessee, dated January 30, 2006 and recorded on February 06, 2006, and within the same deed, the said Michael D. Sontag conveyed his interest in the subject property to Michael D. Hassell and wife, Susan S. Hassell, as equal tenants in common.

Being the same property conveyed to Blue Sky Properties, LLC, a Tennessee limited liability company by Warranty Deed from Michael D. Hassell and wife, Susan S. Hassell of record in Instrument No. 20210419-0052354, Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on April 19, 2021.

Being also known as 510 Park Hill Drive, Nashville, Tennessee 37205.

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 Plat Book 421, Page 67, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **510 Park Hill Dr, Nashville, Tennessee 37205**.

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 19th DAY OF APRIL, 2024.

Blue Sky Properties, LLC

BY: _____
Anthony Tavakoli
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY TAVAKOLI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BLUE SKY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of April, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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