Karen Johnson Davidson County
Batch# 1127915 DEEDWARR
04/26/2024 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20240426-0030567

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00 Affiant Subscribed and sworn to before me, this 19TH day of April, 2024. Notary Public My Commission Expires: 11.2.26

WARRANTY DEED

Address New Owner: Calvin Ridley and Dominque Ridley 3810 A Harding Place Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No._____ 130-08-0L-001.00CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CALVIN RIDLEY AND DOMINQUE RIDLEY, HUSBAND AND WIFE,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 3810 Harding Place, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210106-0002937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blue Sky Horizon, GP, a Tennessee general partnership by Warranty Deed from Neill Pitts, Trustee of the Neill Pitts Living Trust, established by the Revocable Trust Agreement of Neill Pitts, dated December 30, 2020 and recorded December 31, 2020 in Instrument No. 20201231-0154999, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **3810 A Harding Place Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2024.

BLUE SKY HORIZON, GP

Terry L. King, Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Terry L. King**, 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 the Authorized Representative of BLUE SKY HORIZON, GP the within named bargainer, a Tennessee general partnership and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by such person as Authorized Representative.

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

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/26/2024 (date of document).

Affiant Signature

4/26/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

