Karen Johnson Davidson County
Batch# 1128676 DEEDWARR
04/29/2024 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $3,441.00
20240429-0031000

WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $930,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 4.19.25
(AFFIX SEAL)

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

File No.: 2024-80149

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
The Ettinger Family Trust U/A/D March 10, 2005	The Ettinger Family Trust U/A/D March 10, 2005	071143C00200CO
(NAME)	(NAME)	
16367 Wimbeldon Lane	16367 Wimbeldon Lane	
(ADDRESS)	(ADDRESS)	
Huntington Beach CA 92649	Huntington Beach CA 92649	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Thirty Thousand And No/100 Dollars ($930,000.00), 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 DAVID A. ETTINGER AND BECKY M. ETTINGER, CO-TRUSTEES OF THE ETTINGER FAMILY TRUST U/A/D MARCH 10, 2005, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 2, 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 1403 Napoleon Drive, 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 successors 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 successors 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 25 day of April, 2024.

Blue Sky Construction, Inc.

BY: _____
Kayla Dodd, Authorized Signatory

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kayla Dodd, Authorized Signatory for Blue Sky Construction, Inc., 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 Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Signatory.

Witness my hand and seal, at office in 25, this April day of 2024.

_____
Notary Public
Printed Name: _____
My Commission Expires: 12-19-26

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 4-25-24 (date of document).

Affiant Signature

4-29-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12-19-2026

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY