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

Karen Johnson
Batch # 1139712
05/28/2024 10:12:53 AM
Fees: $13.00 Taxes: $9,287.00

Davidson County
DEEDWARRSP
2 pgs

20240528-0039285

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shelly N Karam and Philip R Markuson 3812 A Harding Pl Nashville, TN 37215	NEW OWNER	130-08-0-M-001.00CO

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 **Philip R. Markuson and Shelly N. Karam, Husband and Wife**, hereinafter called GRANTEE(S), their heirs 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 3812 HARDING PLACE, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210106-0002938, Register's Office for Davidson County, Tennessee, a plat of which is attached as Exhibit "B" 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 12/04/2020 from Rebecca E. Dunkley and Susan D. Atwood of record in Instrument No. 20201210-0144732, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210106-0002938, Register's Office for Davidson County, Tennessee.

Easements for water mains and water rights in Book 756, Page 509, and Book 944, Page 578, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4316, Page 151, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230607-0043359, 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 3812 A Harding Pl, 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 heirs 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 23 day of May, 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 23 day of April, 2024.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 7/12/2025

George Ziadeh
Notary Public
State of Tennessee
Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064