Karen Johnson Davidson County
Batch# 1155781 DEEDWARR
07/09/2024 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20240709-0051439

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/23/28

(AFFIX SEAL)

CRISTA A. CHRISTOPHI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Carter Jr.	United Wholesale Mortgage	
(NAME)	(NAME)	129 12 0N 002.00
107 Cheekwood Terrace	700 South Blvd East	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, 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 HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL CARTER, JR., A SINGLE MAN, AS SOLE OWNERSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 101 CHEEKWOOD TERRACE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, This Instrument Establishes A Planned Unit Development ("PUD") established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 101 CHEEKWOOD TERRACE HOMES, A HORIZONTAL PROPERTY REGIME, of record in Instrument No. 20210928-0130333 and amended in Instrument No. 20220322-0032954, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Blue Sky Horizon GP, A Tennessee General Partnership, by Warranty Deed from Mary Lee Proctor O'Neil, Trustee of the William S. O'Neil bypass Trust UTA dated June 23, 2004, as to a One-Half (1/2) Undivided interest, and Mary Lee Proctor O'Neil, Trustee of the Mary Lee Proctor O'Neil Living Trust established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil dated June 23, 2004, as to a One-Half (1/2) Undivided interest, of record in Instrument No. 20210928-0130332, in the Register's Office of Davidson County, Tennessee, dated September 21, 2021 and recorded on September 28, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2024-769

unimproved _
This is improved x property, known as 107 Cheekwood Terrace, Nashville, TN 37205
(House Number) (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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 27 day of June, 2024

BLUE SKY HORIZON, GP. A TENNESSEE GENERAL PARTNERSHIP

BY: _____

ALICIA ALLEN-BUERGER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Alicia Allen-Buerger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Authorized Agent of Blue Sky Horizon GP, a Tennessee General Partnership, the within named bargainor, a partnership, and that she as such an Authorized Agent, an executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as Authorized Agent.

Witness my hand and official seal this 27 day of June, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

MO2024-769

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 28, 2024.

J. Carlton Drumwright

June 28, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 28, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY