BOX 10-A

# WARRANTY DEED

Karen Johnson
Batch # 1156309
07/10/2024 10:02:05 AM
Fees: $13.00 Taxes: $5,365.00

Davidson County
DEEDWARR
2 pgs

20240710-0051638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

**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 |
|---|---|---|
| Melissa E. Scott Revocable Trust U/A/D March 11, 2022 and Scott A. Portuondo Revocable Trust U/A/D March 11, 2022 | NEW OWNER | |
| (NAME) | (NAME) | 105 09 2M 001.00 |
| 3 Parker St. | | |
| (ADDRESS) | (ADDRESS) | |
| Fairport, NY 14450 | | |
| (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 **MELISSA E. SCOTT REVOCABLE TRUST U/A/D MARCH 11, 2022 AND SCOTT A. PORTUONDO REVOCABLE TRUST U/A/D MARCH 11, 2022,** 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. A of Elevenhundredtwo West Grove Avenue, A Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing ELEVENHUNDREDTWO WEST GROVE AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, (this is a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103(B)) of record in Instrument No. 20221121-0122991, in the Register's Office of 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 Laura Marie Heffington, Successor Trustee of the Amendment and Restatement of the Don Lee Heffington Trust Agreement dated November 10, 2011, of record in Instrument No. 20220613-0066818, in the Register's Office of Davidson County, Tennessee, dated June 09, 2022 and recorded on June 13, 2022.**

**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.**

unimproved
This is improved x property, known as 1102A W. Grove Ave, Nashville, TN 37203
(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 9 day of July, 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 9 day of July, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

MO2024-779