THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7606-WE

JAMES A. WARMATH DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson
Batch # 1167285
08/12/2024 10:11:36 AM
Fees: $13.00 Taxes: $5,550.00

Davidson County
DEEDWARR
2 pgs

20240812-0060288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Sky Properties, LLC	new owner	
132 Taggart Avenue		103 04 0 339.00
Nashville, TN 37205		**103 04 0 338 .00**
(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, I, **Patrick W. Terry**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blue Sky Properties, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I;
Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 107 on the Plan of West End Annex, of record in Plat Book 332, page 61, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 107 fronts 50 feet on the southerly margin of Media Street and extends back between lines 138.8 feet more or less, on the westerly line and 138.5 feet on the Easterly line to an alley on the rear, measuring 50 feet thereon.

Tract II;
Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 107 on the Plan of West End Annex, of record in Plat Book 332, page 61, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 107 fronts 50 feet on the southerly margin of Media Street and extends back between lines 139.1 feet on the Westerly line and 138.8 feet on the Easterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Patrick W. Terry, unmarried by Warranty Deed from Security Federal Savings and Loan Association of Nashville of record in Book 8256, page 460, Register's Office for Davidson County, Tennessee, dated December 12, 1990 and recorded on December 13, 1990.

This property is not now and has never been the residence of the Grantor or Grantor's family and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4107 & 4109 Media Street, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 the 7 day of August, 2024.

Patrick W. Terry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick W. Terry,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of August, 2024.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE