WARRANTY DEED

Karen Johnson Davidson County
Batch# 1179293 DEEDWARR
09/09/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $9,435.00
20240909-0069334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.3.26
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
James T. Copp and Angela B. Copp Revocable Trust Agreement dated August 29, 2014	NEW OWNER	
(NAME) 3424 Golf Club Lane	(NAME)	117 07 3G 002.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **BLUE SKY HORIZON, GP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES T. COPP AND ANGELA B. COPP REVOCABLE TRUST AGREEMENT DATED AUGUST 29, 2014,** 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 THIRTYFOUR-TWENTYTWO GOLF CLUB LANE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THIRTYFOUR-TWENTYTWO GOLF CLUB LANE, a Horizontal Property Regime, of record in Instrument No. 20221121-0122990, 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, by Warranty Deed from Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220718-0082079, in the Register's Office of Davidson County, Tennessee, dated July 11, 2022 and recorded on July 18, 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.

This is improved x unimproved property, known as 3424 Golf Club Ln, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-840

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 9th day of September, 2024

BLUE SKY HORIZON, GP

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 9th day of September, 2024.

Commission expires:

_____

Notary Public

MO2024-840

202409090069334

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-9-24 .

Affiant Signature 9-9-24 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of September, 2024.

Notary Signature

My Commission Expires: 5-9-26

