BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1195910
10/21/2024 09:29:45 AM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20241021-0081410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF October, 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 NUMBER
Blue Sky Horizon, GP, a Tennessee General Partnership	NEW OWNER	
(NAME) 1007 Southside Ct.	(NAME)	072 16 0 150.00
(ADDRESS) Nashville, TN 37203	(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,I, **ADDIE L. ROGERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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:

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to Wit:

Land in Davidson County, Tennessee, being Lot No. 16, of PART TWO, PORTER HEIGHTS, of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee.
Said Lot No. 16 fronts 75.00 feet on the South side of Sheridan Road and runs back between lines, 166.90 feet on the West line and 166.10 feet on the East line, to a dead line, measuring 75.00 feet thereon.

Being the same property conveyed to David M. Rogers and wife, Shreka D. Rogers, by Warranty Deed from Geneva P. Jones by and through Ricky D. Guinn as Attorney in Fact, of record in Book 9367, Page 961, in the Register's Office of Davidson County, Tennessee, dated May 31, 1994, and recorded on June 03, 1994.

Being the same property conveyed to Addie L. Rogers, unmarried, by Limited Warranty Deed from David M. Rogers and wife, Shreka D. Rogers, of record in Instrument No. 20110906-0068833, in the Register's Office of Davidson County, Tennessee, dated August 29, 2011, and recorded on September 06, 2011.

Being the same property conveyed to David M. Rogers ten percent (10%), by Quitclaim Deed from Addie L. Rogers, of record in Instrument No. 20160404-0031921, in the Register's Office of Davidson County, Tennessee, dated April 01, 2016, and recorded on April 04, 2016.

Being the same property conveyed to David M. Rogers ten percent (10%), by Quitclaim Deed from Addie L. Rogers, of record in Instrument No. 20170125-0008119, in the Register's Office of Davidson County, Tennessee, dated January 23, 2017, and recorded on January 25, 2017.

Being the same property conveyed to Addie L. Rogers, by Quitclaim Deed from David M. Rogers, of record in Instrument No. 20240702-0049916, in the Register's Office of Davidson County, Tennessee, dated July 01, 2024, and recorded on July 02, 2024.

Property was never the marital residence for the Grantor

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 1906 Sheridan Rd., Nashville, TN 37206
(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 16th day of October, 2024

Addie L. Rogers
ADDIE L. ROGERS

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 Addie L. Rogers, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2024.

Commission expires:

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

Notary Public