(1)

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1197791
10/25/2024 09:34:52 AM
Fees: $13.00 Taxes: $3,922.00

Davidson County
DEEDWARR
2 pgs

20241025-0082919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,060,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Blue Sky Horizon, GP, a Tennessee General Partnership	NEW OWNER	
(NAME)	(NAME)	131 02 0 116.00
1007 Southside Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **ESTATE OF CAROL ANN MCSWINEY**, 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:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 13 of Block 1, on the Map of OVERTON HILLS as of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot 13 fronts 100 feet on the North side of Galbraith Drive, and runs back between lines, 275.5 feet on the Easterly line and 275 feet on the Westerly line, to a line on the rear measuring 100 feet more or less.

Being the same property conveyed to Carol A. McSwiney, by Warranty Deed from Rita Charline Burton Bennett and husband Robert F. Bennett, of record in Book 9597, Page 535, in the Register's Office of Davidson County, Tennessee, dated February 17, 1995 and recorded on February 17, 1995. The said Carol A. McSwiney died August 29, 2023, leaving a Last Will and Testament that was probated under Docket No. 24P59 in the Seventh Circuit Court of Davidson County, Probate Division. The real property was to be administered as part of the Probate Estate subject to the control of the Executor, as authorized by TCA 31-2-103 with the power to sell the said property.

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 2022 Galbraith Dr., Nashville, TN 37215
(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 24th day of October, 2024

ESTATE OF CAROL ANN MCSWINEY

BY: Sue McSwiney, Administrator

SUE MCSWINEY, ADMINISTRATOR C.T.A

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 Estate of Carol Ann McSwiney, 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 24th day of October, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2024-1133