BOX 10-A **WARRANTY DEED**

Karen Johnson | Davidson County
Batch # 1216543 | DEEDWARR
12/16/2024 10 16 22 AM | 2 pgs
Fees $13 00 Taxes $1,893 31

20241216-0097322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,706 33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF December, 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
Blue Sky Horizon, GP, a Tennessee General Partnership	NEW OWNER	
(NAME)	(NAME)	
1007 Southside Court		131 03 2P 001 00CO
(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, WE, **SPRINGDALE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SM DEVELOPMENT GP, A TENNESSEE GENERAL PARTNERSHIP**, 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 1609 SHACKLEFORD ROAD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1609 SHACKLEFORD ROAD, a Horizontal Property Regime, of record in Instrument No. 20240903-0067339, 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 a part of the same property conveyed to Springdale Development, LLC, a Tennessee limited liability company and SM Development GP, by Warranty Deed from Ashton Marshall Puffer, Trustee of the Wilma Howell Boylin Revocable Trust, of record in Instrument No. 20240401-0022275, in the Register's Office of Davidson County, Tennessee, dated March 28, 2024, and recorded on April 01, 2024.

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 1609 A Shackleford Road, 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 12 day of December, 2024

Springdale Development LLC, a Tennessee limited liability company

BY: _____
Ke Qin, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ke Qin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Springdale Development, LLC the within named bargainor, a limited liability company and that he as such Managing Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member

Witness my hand and official seal this 12 day of December, 2024

Commission expires

_____
Notary Public

Witness my hand this 12 day of December, 2024

SM Development GP, a Tennessee General Partnership

BY: _____
Shawn Meehan, Partner

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Shawn Meehan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Partner of SM Development, GP the within named bargainor, a limited liability company and that he as such Partner executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Partner

Witness my hand and official seal this 4th day of December, 2024

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

Commission expires

_____
Notary Public