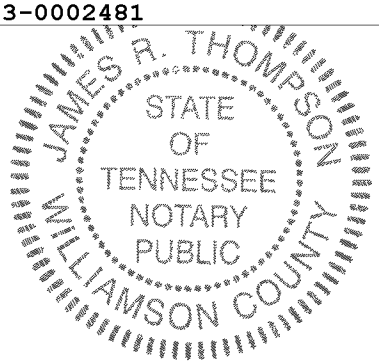
Karen Johnson Davidson County
Batch# 1225724 DEEDWARR
01/13/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20250113-0002481

D



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF January, 20 25.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(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
URNER FAMILY TRUST DATED DECEMBER 1, 2004,	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	
2022 Castleman Dr	700 South Blvd. East	131 06 2A 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Pontiac MI 48341	
(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, **BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL H. URNER AND CANDIDA E. URNER, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE URNER FAMILY TRUST DATED DECEMBER 1, 2004, AND ANY AMENDMENTS THERETO** 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 Davidson County, Tennessee, being Unit B of Homes at 2020 & 2022 Castleman Drive, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2020 & 2022 Castleman Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230509-0034414, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 2020 & 2022 Castleman Drive, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20230509-0034414, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the property conveyed to Blue Sky Horizon, GP, a Tennessee general partnership by deed from Castleman Investors, LLC, a Tennessee limited liability company, dated February 10, 2023, of record in Instrument No. 20230210-0009950, Register's Office for Davidson County, Tennessee.

Being also known as 2022 Castleman Drive Nashville, TN 37215

MO2024-1443

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 Castleman 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 8th day of January, ~~2024~~ 2025

BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP

BY:

ALICIA ALLEN-BUERGER, AUTHORIZED AGENT

TATE 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 8th day of January, ~~2024~~ 2025

Commission expires:

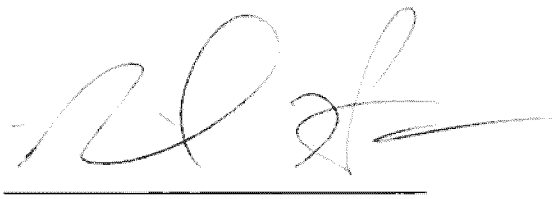
D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

MO2024-1443

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian 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 January 8, 2025.



Affiant Signature

1/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of January, 20 25.



Notary's Signature

My Commission Expires: 3/9/27

Date

