BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1313911
08/25/2025 10 34 33 AM
Fees $13 00 Taxes $1,607 04

Davidson County
DEEDWARR
2 pgs

20250825-0067687

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,334 02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF August, 20 25

Notary Public

MY COMMISSION EXPIRES 3/3/2026
(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
Springdale Development, LLC, a Tennessee Limited Liability Company	Springdale Development, LLC, a Tennessee Limited Liability Company	
(NAME) 1904 & 1906 Sheridan Road	(NAME) PO Box 121986	072 16 0 150 00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37212	
(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, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPRINGDALE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land located in Davidson County, Tennessee, being known and designated as Units No. A and B of HOMES AT 1904 & 1906 SHERIDAN ROAD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1904 & 1906 SHERIDAN ROAD, a Horizontal Property Regime, of record in Instrument No. 20250415-0028777, 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 the same property conveyed to Blue Sky Horizon, GP, a Tennessee General Partnership, by Warranty Deed from Addie L. Rogers, unmarried, of record in Instrument No. 20241021-0081410, in the Register's Office of Davidson County, Tennessee, dated October 18, 2024 and recorded on October 21, 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 1904 & 1906 Sheridan Road, 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 21st day of August, 2025

BLUE SKY HORIZON, GP,
A TENNESSEE GENERAL PARTNERSHIP

BY _____
D DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared D Dylan Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of BLUE SKY HORIZON, GP, the within named bargainor, a general partnership and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the general partnership as Authorized Agent

Witness my hand and official seal this 21st day of August, 2025

Commission expires 3/3/2026

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

_____
Notary Public