Karen Johnson Davidson County
Batch# 1354569 DEEDWARR
12/05/2025 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20251205-0096833

WARRANTY DEED

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF December, 2025.

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
Andrew Fawaz and Ashley Hesseldahl-Harbin	**New Owner**	
(NAME)	(NAME)	
417 Acklen Park Drive		104 01 4I 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **ANDREW FAWAZ AND ASHLEY HESSELDAHL-HARBIN**, 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 A of HOMES AT 417 ACKLEN PARK DRIVE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 417 ACKLEN PARK DRIVE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230609-0043918, 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, property, co-owners and tenants of HOMES AT 417 ACKLEN PARK DRIVE a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230609-0043918 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 part of the same property conveyed to Blue Sky Horizon GP., a Tennessee General Partnership, by Warranty Deed from Clayton C. Jeffords and Catherine Smith Jeffords, husband and wife, of record in Instrument No. 20230404-0024376, in the Register's Office of Davidson County, Tennessee, dated April 03, 2023 and recorded on April 04, 2023.

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 417 Acklen Park Drive, Nashville, TN 37205
(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 2 day of December, 2025

BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

ALICIA ALLEN-BUERGER, AUTHORIZED AGENT

STATE 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 2 day of December, 2025.

Commission expires:

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03 2029

_____
Notary Public

MO2025-1433

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 12/5/2025 (date of document).

Affiant Signature

12/5/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

