Karen Johnson Davidson County
Batch# 1440429 DEEDWARR
06/30/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $9,527.50
20260630-0058869

WARRANTY DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF June, 20__.

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
Mridu Nagrath-Parikh and Viraj Kishor Parikh	NEW OWNER	
(NAME)	(NAME)	
2022A Galbraith Dr	**2022A Galbraith Dr**	131 02 0I 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(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 **MRIDU NAGRATH-PARIKH AND VIRAJ KISHOR PARIKH, WIFE AND HUSBAND,** 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 2022 GALBRAITH 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 2022 GALBRAITH DRIVE, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20241025-0082920 and amendment recorded in Instrument No. 20250103-0000593, 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 2022 GALBRAITH DRIVE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20241025-0082920 and amendment recorded in Instrument No. 20250103-0000593, and Bylaws 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 part of the same property conveyed to Blue Sky Horizon, GP, A Tennessee General Partnership, by Warranty Deed from Estate of Carol Ann McSwiney, of record in Instrument No. 20241025-0082919 and Notary's Certificate of Correction recorded in Instrument No. 20241030-0083352, in the Register's Office of Davidson County, Tennessee, dated October 24, 2024 and recorded on October 25, 2024.

MO2026-847

This conveyance is subject to all easements, restrictive covenants and conditions of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2022A 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 26 day of June, 2026

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 26 day of June, 2026.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

MO2026-847

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 26, 2026.

Affiant Signature

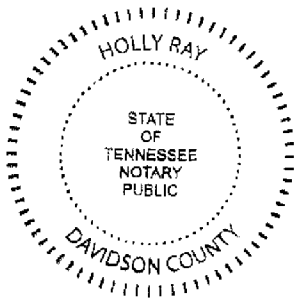
June 26, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of June, 2026.



Notary's Signature

My Commission Expires: 03/09/27