BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955688** Karen Johnson Davidson County Batch # 1480830 DEEDWARR 10/06/2026 08:59:16 AM 2 pgs Fees: $13.00 Taxes: $3,237.50 20261006-0091737	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2026. Notary Public My Commission Expires: _____ LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blue Sky Horizon, GP 1007 Southside Ct. Nashville, TN 37203	New Owner	Tax Parcel ID No. 103-10-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Wheeler Baker, as to an undivided 50% interest, and Brad Baker, as to an undivided 25% interest, and Gregory Baker, as to an undivided 25% interest, as devisees of John A. Wheeler** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Blue Sky Horizon, GP, a Tennessee General Partnership**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled Hillwood Estates Section One, of record in Plat Book 1835, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN A. WHEELER AND SPOUSE KAREN NASH WHEELER, by deed from MURREY M. HARMAN JR. AND SPOUSE, MARSHA M. HARMAN, of record in Book 9324, page 295, dated April 26, 1994, said Register's Office. Pursuant to Marital Dissolution Agreement under Docket No. 04D-1760, 8th Circuit Court for Davidson County, Tennessee, KAREN NASH WHEELER conveyed to JOHN A. WHEELER, by quitclaim deed of record in Instrument No. 20041001-0118882, dated October 1, 2004, said Register's Office.

JOHN A. WHEELER died on or about March 5, 2026. His Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 26P723 directed the subject property to be distributed to his beneficiaries, Barbara Wheeler Baker, as to an undivided 50% interest, Brad Baker, as to an undivided 25% interest and Gregory Baker, as to an undivided 25% interest.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 103-10-0-063.00.

Matters shown on the Plan of record in Plat Book 1835, page 117, said Register's Office.

This is improved property located at 4502 Price Circle Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2026.

Barbara Wheeler Baker

Barbara Wheeler Baker

Brad Baker

Brad Baker

Gregory Baker

Gregory Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Wheeler Baker, Brad Baker, and Gregory Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2026.

Kate Rosenthal

Notary Public

My Commission Expires: _____

