QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170073378 DEEDQC
Recvd: 08/23/17 13:33 2 pgs
Fees:12.00 Taxes:0.00
20170823-0086658

B-FM-17-1431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Ave. S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
UP Partnership, GP	**New owner**	
(NAME)	(NAME)	**105050Z01600CO**
667 Wedgewood Ave., Ste. C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATASHA ELDRIDGE AND HUSBAND, JOHN ELDRIDGE, III, ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UP PARTNERSHIP, A TENNESSEE GENERA:L PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1434, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, 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, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete description of said Unit.

Being a portion of the same property conveyed to E3 Construction Services, LLC by Warranty Deed from Trustees of the Progressive Baptist Church, AKA Progressive Missionary Baptist Church, dated October 28, 2015 and recorded October 28, 2015 in Instrument No. 20151030-0110404, Register's Office of Davidson County, Tennessee. And further being the same property conveyed to Natasha Eldridge and husband, John Eldridge by Quitclaim Deed from E3 Construction Services, LLC recorded on 8/16/17 in Instument No. 20170816-0084102, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **1434 12th Ave S, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 23 day of August, 2017.

Natasha Eldridge

John H. Eldridge, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATASHA ELDRIDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021