QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 188452 DEEDQC
01/25/2019 03:16:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190125-0007676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Animus Development, LLC (NAME)	**Same** (NAME)	
1301 Wade Ave. (ADDRESS)	(ADDRESS)	**105050K00900CO**
Nashville, Tennessee 37212 (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,

UP PARTNERSHIP, GP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ANIMUS DEVELOPMENT, LLC ("GRANTEE")

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 9, THE EDGE AT BELMONT TOWNHOMES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20140617-0052717, AMENDED IN INSTRUMENT NO. 20150723-0072385, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO UP PARTNERSHIP, GP, BY QUITCLAIM DEED FROM JOHN H. ELDRIDGE, III, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20161206-0127714, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

RL

This is **improved** property known as: **1301 Wade Avenue, Nashville, Tennessee 37212.**

Witness our hands this the 23 day of January, 2019.

UP PARTNERSHIP, GP

John H. Eldridge, III, General Partner

Natasha Eldridge, General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 23 day of January, 2019, before me personally appeared **John H. Eldridge, III**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be General Partner of UP Partnership, GP, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of UP Partnership, GP, as General Partner.

Witness my hand and official seal, this the 23 day of January, 2019.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

My Commission Expires:

STATE OF TN)
COUNTY OF Davidson)

On this the 23rd day of January, 2019, before me personally appeared **Natasha Eldridge**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be General Partner of UP Partnership, GP, the within named bargainor, a general partnership, and that she as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of UP Partnership, GP, as General Partner.

Witness my hand and official seal, this the 23rd day of January, 2019.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY