QUITCLAIM DEED

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

B-CSB-20-1434-7

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 30th DAY OF October 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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)
Natasha Eldridge	new owner	
(NAME)	(NAME)	**105-05-0Z-016.00-CO**
1434 12th Avenue S #7		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, **UP Partnership, GP, a Tennessee General Partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Natasha Eldridge, married,** hereinafter called the Grantee, her 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 the same property conveyed to UP Partnership, a Tennessee General Partnership by Quitclaim deed from Natasha Eldridge and husband, John Eldridge, III of record in Instrument No. 20170823-0086658 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 23, 2017.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **1434 12th Avenue S #7, Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 509485 **DEEDQC**
11/05/2020 03:10:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201105-0130084

Witness our hand(s) this the 30 day of October, 2020.

UP PARTNERSHIP, GP

John H. Eldridge, III
Partner

Natasha Eldridge
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 a partner of UP PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 day of October, 2020.

Notary Public
My Commission Expires:

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, Natasha Eldridge, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a partner of UP PARTNERSHIP, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 day of October, 2020.

Notary Public
My Commission Expires:

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

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212