QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 509908 DEEDQC
11/06/2020 01:57:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201106-0130681

B-CSB-20-1439

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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 Oct, 20 20.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(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)
John H, Eldridge, III	NEW OWNER	
(NAME)	(NAME)	**105-05-0U-007.00-CO**
1439 11th Avenue S	224 CALLIS RD	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	LEBANON, TN 37090	
(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 **John H. Eldridge, III, married,** hereinafter called the Grantee(s), his 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 7, 1106 Wade Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1106 Wade Avenue Townhomes of record in Instrument Number 20150219-0014254, 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 No. 20161205-0127065 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 05, 2016.

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: **1439 11th Avenue S, Nashville, Tennessee 37203**.

Witness my/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