WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

B-SB-WD-21-970-8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Owen Shen, LLC, a Tennessee limited liability company	new owner	070-07-0-P-008.00
(NAME)	(NAME)	
6887 Walnut Hills Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 682684 **DEEDWARR**
07/23/2021 12:28:25 PM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20210723-0099193

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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OWEN SHEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 8 of Westvue, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191101-0112866, amended in Instrument Nos. 20200204-0012519 and 20200601-0055933, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to UP Partnership, GP, by Warranty Deed from Westvue Development, LLC, recorded January 5, 2021 in Instrument No. 20210105-0001030, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Westvue Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from John C. Jones, III, recorded September 23, 2019 in Instrument No. 20190923-0096548, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John C. Jones, III, a married man, by Warranty Deed from Norma Crow, unmarried, recorded August 13, 2019 in Instrument No. 20190813-0080567, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Norma Crow, an unmarried woman, by Warranty Deed from Charles J. Bradley, an unmarried man, recorded July 17, 2015 in Instrument No. 20150717-0070037, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20191101-0112866, amended in Instrument Nos. 20200204-0012519 and 20200601-0055933, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20191101-0112866, Register's Office for Davidson County, Tennessee.
- Easement for Drainage and/or Public Utilities of record in Instrument No. 20000216-0015418, Register's Office for Davidson County, Tennessee.
- Agreed Final Order of record in Book 8463, Page 447, Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Right of Way of record in Instrument Nos. 20171117-0118388 and 20190909-0090867, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2021, a lien not yet due and payable.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **974 Youngs Lane #8, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 16th DAY OF JULY, 2021.

UP Partnership, GP

BY: _____
John H. Eldridge, III
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN H. ELDRIDGE, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the GENERAL PARTNER of UP PARTNERSHIP, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as GENERAL PARTNER.

Witness my hand and official seal, this the 16th of July, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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