Karen Johnson Davidson County
Batch# 711078 DEEDWARR
09/07/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20210907-0119758

WARRANTY DEED

GABRIELE LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

B-SH-21-1106

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)
Sheel Sohal	Owner	
(NAME) **1106 Wade Ave #2**	(NAME) 210 South Old Woodward Avenue, Ste. 200	105-05-0U-005.00-CO
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Birmingham, MI 48009	
(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(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHEEL SOHAL,** 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 5, of 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, a Tennessee general partnership by Warranty deed from Blue Sky Construction, Inc., a Tennessee corporation of record in Instrument No. 20160816-0085296 Register's Office for Davidson County, Tennessee, dated August 5, 2016 and recorded on August 16, 2016.

Being the same property conveyed to Natasha Eldridge and husband, John Eldridge, III by Quitclaim deed from UP Partnership, GP, a Tennessee general partnership of record in Instrument No. 20170816-0084075 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 16, 2017.

Being the same property conveyed to UP Partnership, GP, a Tennessee general partnership by Quitclaim deed from Natasha Eldridge and husband, John Eldridge, III of record in Instrument No. 20170823-0086660 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 23, 2017.

Being the same property conveyed to Natasha Eldridge, married by Quitclaim deed from UP Partnership, GP, a Tennessee General Partnership of record in Instrument No. 20201105-0130089 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 05, 2020.

Being the same property conveyed to UP Partnership, GP, a Tennessee general partnership by Quitclaim deed from Natasha Eldridge, married of record in Instrument No. 20210623-0084779 Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on June 23, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4470, Page 182, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20150219-0014254, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150219-0014254, Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 4220, Page 723 and Book 4589, page 659, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140822-0076853, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1106 Wade Ave #2, Nashville, Tennessee 37203**.

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 1st DAY OF SEPTEMBER, 2021.

UP Partnership, GP, a Tennessee general partnership

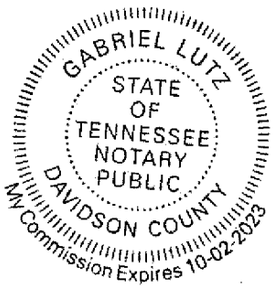
BY: _____
John H. Eldridge, III
General Partner

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, signing for UP PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the GENERAL PARTNER of UP PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of September, 2021.

_____
Notary Public
My Commission Expires: 10/2/2025
(SEAL)



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

Tennessee Certification of Electronic Document

I, John A. Bell Jr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept 1, 2021 (date of document).

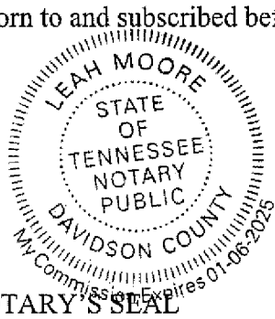
Affiant Signature

September 2, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2 day of September, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL