Karen Johnson Davidson County
Batch# 774052 DEEDWARR
12/15/2021 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20211215-0165537

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED TEN THOUSAND AND 00/100 ($810,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of December, 2021.

GROVER CHRISTOPHER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Daniel Burton (NAME)	**NEW OWNER** (NAME)	**105 05 0Z 016.00**
1434 12th Avenue South, Nashville, TN 37203 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of December, 2021, the undersigned, **UP PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DANIEL BURTON, A SINGLE MAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1434 12TH AVENUE SOUTH, NASHVILLE, TN 37203** and more particularly described as follows:

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, GP, a Tennessee General Partnership, by Quitclaim Deed from Natasha Eldridge, married, of record in Instrument No. 20210623-0084777, in the Register's Office of Davidson County, Tennessee, dated June 21, 2021 and recorded on June 23, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of December, 2021.

GRANTOR: UP Partnership, GP
By: John H. Eldridge, III
Its: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **John H. Eldridge, III**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a partner of **UP Partnership, GP** and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of December, 2021.

Notary Public

9/8/25
My Commission Expires

GROVER CHRISTOPHER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR: UP Partnership, GP
By: Natasha Eldridge
Its: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Natasha Eldridge**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a partner of **UP Partnership, GP** and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of December, 2021.

Notary Public

9/8/25
My Commission Expires

GROVER CHRISTOPHER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 **12/10/2021** (date of document).

Affiant Signature

12/10/2021
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **10** day of **December**, 2**021**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024