Karen Johnson Davidson County
Batch# 774126 DEEDWARR
12/15/2021 11:24:29 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20211215-0165626

PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
1720 Fourteenth Holdings, LLC
16 Public Square North
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

Map/Parcel
105-09-1G-001.00-CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, UP Partnership, GP ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto 1720 Fourteenth Holdings, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 5, 1720 14th Ave S. Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 1720 14th Ave S. Residences of record in Instrument Number 20180918-0092289, and amended in Instrument No. 20190509-0043653 (collectively "Declaration"), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of 1720 14th Ave S. Residences as stated in said Declaration. Said Unit is shown as part of the Plat as amended in Instrument Number 20190509-0043653 to the Declaration of 1720 14th Ave S. Residences. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at 1720 14th Ave S. Residences, the property, co-owners and tenants, and the plat filed with said Declaration, said

Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to UP Partnership, GP by Quitclaim Deed of record in Instrument No. 20190807-0078661, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions for 1720 14th Ave S. Residences of record in Instrument Number 20181017-0102728, and amended in Instrument Number 20190509-0043653; Declaration of Restrictions and Covenants for Stormwater Facilities and systems, contained of record in Instrument Number 20181017-0102728; and all matters of plat as shown of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

The 2021 real estate taxes will be the Grantor's responsibility to pay.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2021 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 13th day of December, 2021.

"GRANTOR"

UP PARTNERSHIP, GP

By: John H Eldridge
Title: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority of the State and County aforesaid, personally appeared John H Eldridge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be member of UP PARTNERSHIP, GP, the within named bargainor, a general partnership, and that he as such member, with the authority to do so, executed the within Warranty Deed for the purposes therein contained by signing the name of the general partnership as such member.

WITNESS MY HAND and official seal on this the 13th day of December 2021.

Jennifer Allen
NOTARY PUBLIC

JENNIFER ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 11/17/24

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $985,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 13th day of December, 2021.

Jennifer Allen
NOTARY PUBLIC

JENNIFER ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 11/17/24