# WARRANTY DEED

Karen Johnson Davidson County
Batch# 895000 DEEDWARR
07/27/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,696.30
20220727-0085719

B-SH-22-970-A-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

**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) |
|---|---|---|
| **Joseph Broucek** | Oaktree Funding Corp | |
| (NAME) **970 Youngs Lane Unit A (#20)** | (NAME) 1298 West 7th Street | **070-07-0P-020.00** |
| (ADDRESS) **Nashville, TN 37207** | (ADDRESS) Upland, California, 91786 | |
| (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 INFINITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH BROUCEK, AN UNMARRIED MAN,** 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 20 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 a portion of the same property conveyed to John C. Jones, III, a married man by Warranty deed from Norma Crow, unmarried of record in Instrument No. 20190813-0080567 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 13, 2019.

Being a portion of the same property conveyed to Westvue Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from John C. Jones, III of record in Instrument No. 20190923-0096548 Register's Office for Davidson County, Tennessee, dated September 19, 2019 and recorded on September 23, 2019.

Being the same property conveyed to UP Partnership, GP by Warranty deed from Westvue Development, LLC of record in Instrument No. 20201015-0120086 Register's Office for Davidson County, Tennessee, dated October 02, 2020 and recorded on October 15, 2020.

Being a portion of the same property conveyed to UP Infinite, LLC, a Delaware Limited Liability Company by Quitclaim deed from UP Partnership, GP, a Tennessee General Partnership of record in Instrument No. 20210830-0116702 Register's Office for Davidson County, Tennessee, dated August 21, 2021 and recorded on August 30, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191101-0112866, amended in Instrument No. 20200204-0012519 and amended in Instrument No. 20200601-0055933, Register's Office for Davidson County, Tennessee.
- Dedication of Public Right of Way of record in Instrument Number 20171117-0118388 and Instrument No. 20190909-0090867, in the Register's Office for Davidson County, Tennessee.
- Agreed Final Order for Right of Way with Easement of record in Book 8463, Page 447, in the Register's Office for Davidson County, Tennessee.
- Drainage and/or Public Utility Easement of record in Instrument Number 20000216-0015418, in the Register's Office for Davidson County, Tennessee.
- Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170323-0028350, in the Register's Office for Davidson County, Tennessee.

• Charter for Homeowners Association of record in Instrument Number 20191101-0112866, in the Register's Office for Davidson County, Tennessee.
• Agreement for Private Water and Sewer Services of record in Instrument Number 20191011-0104555, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **970 Youngs Lane Unit A (#20), 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 25th DAY OF JULY, 2022.

UP Infinite, LLC, a Delaware Limited Liability Company

BY: _____
John H. Eldridge, III
Authorized Agent

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) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of UP INFINITE, LLC, A DELAWARE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)




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

Certificate of Authenticity

I, Jameika Jones, 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 7/25/2022.

Date

Jameika Jones
Affiant Signature

7/27/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27th day of July, 20 22.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)