Karen Johnson Davidson County
Batch# 1040061 DEEDWARR
08/18/2023 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,734.30
20230818-0064754

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 05.21.2025
(AFFIX SEAL)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY

Y-P-23-1698

**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) |
|---|---|---|
| **Alyssa Wise** | Same as New Owner | |
| (NAME) **1698 Hanover Road** | (NAME) | **072-11-2T-002.00-CO** |
| (ADDRESS) **Nashville, TN 37216** | (ADDRESS) | |
| (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, **BUILD UP INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALYSSA WISE, AN UNMARRIED WOMAN,** 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 No. B on the Plan of Twenty-One Twenty-Three Riverside Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220201-0011714, 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 a portion of the same property conveyed to Jduck, LLC, a Tennessee Limited Liability Company by Warranty deed from Davidson Riverside Trust, a Land Trust of record in Instrument No. 20211018-0139757 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 18, 2021.

Being a portion of the same property conveyed to Daniel P. Kendrick by Quitclaim deed from Jduck, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211216-0166626 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 16, 2021.

Being a portion of the same property conveyed to Build Up Investments, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Daniel P. Kendrick, married of record in Instrument No. 20220201-0011713 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 01, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page (s) 136 and 137, Register's Office for 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 20220201-0011714, Register's Office for Davidson County, Tennessee.
- Charter of The Twenty-One Twenty-Three Riverside Drive Homeowners' Association, Inc. of record in Instrument Number 20220218-0019228, 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: **1698 Hanover Road, Nashville, Tennessee 37216**.

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 17th DAY OF AUGUST, 2023.

Build Up Investments, LLC

BY: _____
Daniel Philip Kendrick
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL PHILIP KENDRICK, 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 MANAGER of BUILD UP INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Holly Ray, 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 8/17/23.

Date

Holly Ray

Affiant Signature

8/17/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

