WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$397,500.00~~.

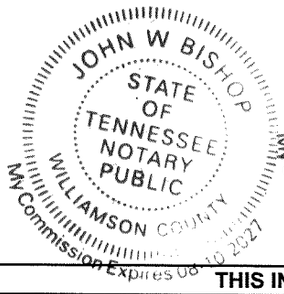
Affiant

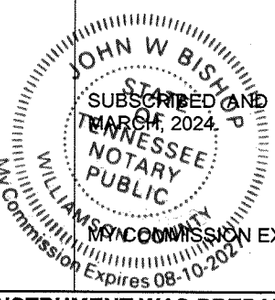
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)





W-SR-24-3135

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)
Summer E. Harcup	**Mortgage Investors Group**	
(NAME)	(NAME)	
3135 Long Blvd. Unit 2	**8320 East Walker Springs Lane, Ste. 200**	**104-02-0J-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Knoxville, TN 37923**	
(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, **MARY EILEEN UPTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUMMER E. HARCUP,** 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, of West End Park Condominiums, a Horizontal property regime established by Master Deed of record in Book 6991, page 914, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 20 on the Plat of Revised Map of West End Park of record in Plat Book 421, Page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Eileen Upton, unmarried by Warranty Deed from Geshan Alwis, married and Karu Jayathilake, married of record in Instrument No. 20070417-0045942 Register's Office for Davidson County, Tennessee, dated April 13, 2007 and recorded on April 17, 2007.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 83, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9970, Page 743, 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: **3135 Long Blvd. Unit 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.

Karen Johnson Davidson County
Batch# 1116729 DEEDWARR
04/01/2024 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20240401-0022056

Witness my/our hand(s) this the 29th DAY OF MARCH, 2024.

Mary Eileen Upton by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY EILEEN UPTON, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY EILEEN UPTON.

Witness my hand and official seal, this the 29th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of March, 2024.

Affiant Signature

Date 3-29-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024