This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Brian Boyd, Esq.

Karen Johnson Davidson County
Batch# 1189713 DEEDQC
10/03/2024 03:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241003-0076963

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
New Horizon Asset Manager, LLC 6100 Tower Circle, Suite 200 Franklin, Tennessee 37067	Same Address as New Owner.	See **Exhibit "A"** attached hereto and incorporated herein by reference

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **UP INFINITE, LLC**, (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **NEW HORIZON ASSET MANAGER LLC** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on Exhibit "A" attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2024 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of September 2024.

GRANTOR:

UP INFINITE, LLC

By: _____
Name: John H. Eldridge, III
Its: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John H. Eldridge, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as Authorized Representative of Up Infinite, LLC, for the purposes therein contained, and who further acknowledged that he is John H. Eldridge, III, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of September 2024.

My Commission Expires:

2-27-28

_____
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-27-2028

STATE OF TENNESSEE
COUNTY OF [redacted]
Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 27th day of September 2024.

Affiant

Notary Public

My Commission Expires: 2-27-28

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-27-2028

EXHIBIT "A"

LEGAL DESCRIPTION(S) OF THE PROPERTY

TRACT 1: 2226 Batavia Street, Nashville, TN 37208

Parcel No. 09207043400

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Dr. J.B. Davis Subdivision, ofrecord in Plat Book 57, Page 96 and Plat Book 161, Page 123, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to UP Partnership, GP, from E3 Construction Services, LLC, A Tennessee Limited Liability Company by Quitclaim Deed of Record in Instrument No: 20200710-0075778, Register's Office for Davidson County, TN. Recorded on July 10th, 2020.

Being the same property conveyed to UP Infinite, LLC, a Delaware limited liability company, by Quitclaim Deed from UP Partnership GP, a Tennessee General Partnership, by Quitclaim Deed of Record in Instrument No. 20210830-0116702, Register's Office for Davidson County, TN. Recorded on August 30, 2021.

TRACT 2: 721 28th Avenue North, Nashville, Tennessee 37208

Parcel No. 09206037100

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of L. C. Thuss Subdivision of part of the Barrow Lands of record in Plat Book 547, Page 102, 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 the same property conveyed to John Eldridge by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181213-0121500, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to UP Infinite, LLC, A Delaware Limited Liability Company, by Quitclaim Deed from John H. Eldridge, III, of Record in Instrument No. 20210830-00116703, Register's Office for Davidson County, Tennessee.

TRACT 3: 714 28th Avenue North, Nashville, TN 37208

Parcel No. 09206051000

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of A. Roth's Subdivision of Lot No. 22 in Boyd McNairy's Addition to Nashville of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 50 feet on the easterly side of 28th Avenue North, formerly Barrow Street and runs back between parallel lines 116 feet to an alley.

Being the same property conveyed to UP Partnership, GP by Quitclaim Deed from E3 Construction

Services, LLC of record in Instrument No. 20201102-0127981 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to UP Infinite, LLC, a Delaware limited liability company, by Quitclaim Deed from UP Partnership, GP, of record in Instrument No. 20210830-0116702.

TRUE COPY CERTIFICATION

I, Jon Field, 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 **September 27, 2024** (date of document).

Jon Field

10/3/24
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 10/3/24, before me, the undersigned, personally appeared Jon Field, who acknowledges that this certification of an electronic document is true and correct.

Samantha Birdsall
NOTARY PUBLIC

My Commission Expires: 9-8-25

