Karen Johnson Davidson County
Batch# 1248019 DEEDWARR
03/19/2025 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20250319-0019690

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

JM-SH-25-2704

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)
Equity Trust Company As Custodian FBO Michael Demeter # 1720251 as to an undivivded 50% interest **Equity Trust Company As Custodian FBO Raquel Demeter # 1720252 as to an undivided 50% interest**	**Same As New Owner**	
(NAME) **3364 Bentwood Dr.**	(NAME)	**092-06-0X-403.00-CO**
(ADDRESS) **Kodak, TN 37764**	(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, **UP PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY TRUST COMPANY AS CUSTODIAN FBO MICHAEL DEMETER # 1720251 AS TO AN UNDIVIVDED 50% INTEREST AND EQUITY TRUST COMPANY AS CUSTODIAN FBO RAQUEL DEMETER # 1720252 AS TO AN UNDIVIDED 50% INTEREST,** 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:

A certain Condominium located in Davidson County, Tennessee, being Unit No. 403 of The Thrive at City Heights Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Thrive at City Heights Condominiums of record in Instrument Number 20240926-0074753, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof; said Unit being depicted on Exhibit D to said Master Deed.

Being a portion of the same property conveyed to UP Partnership, GP., by Quitclaim Deed from Thrive at City Heights, LLC, a Tennessee limited liability company of record in Instrument No. 20220208-0014656, in the Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 08, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of The Thrive at City Heights Condominiums of record in Instrument Number 20240926-0074753, Register's Office for Davidson County, Tennessee.
- Master Declaration of Covenants, Conditions and Restrictions for The Thrive At City Heights Condominiums of record in Instrument Number 20210203-0015859, as amended in Instrument No. 20210203-0015829, as amended in Instrument Number 20220208-0014654, Register's Office for Davidson County, Tennessee.
- Assignment of Developer Rights of record in Instrument Number 20220208-0014659, in the Register's Office for Davidson County, Tennessee. (as to portion formerly part of common area)
- Asssignment of Developer Rights of record in Instrument Number 20220208-0014660, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Pages 129 and 147, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3944, Page 173, Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument No. 20111110-0087953, Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument No. 20111108-0087251, Register's Office for

Davidson County, Tennessee.
• Easement(s) retained by the Metropolitan Government by Metro Ordinance No. BL2018-1451, of record in the Metro Clerk's Office for Davidson County, Tennessee.
• Agreement(s) for Dedication of Public Right-of-Way of record in Instrument No. 20190423-0037199, Instrument No. 20190423-0037200 and Instrument No. 20190729-0074471, Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190521-0047655, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190729-0074472, Register's Office for Davidson County, Tennessee.
• Charter for Thrive at City Heights Master Owner's Association, Inc. of record in Instrument Number 20210301-0025554, 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: **2704 Clifton Ave #403, Nashville, Tennessee 37209**.

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 7th DAY OF MARCH, 2025.

Up Partnership, GP

BY:_____
John H. Eldridge, III
General Partner

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, signing for UP PARTNERSHIP, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the GENERAL PARTNER of UP PARTNERSHIP, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of March, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jordan Myers, 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 March 7, 2025 (date of document).

Affiant Signature

Date 03/17/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of March, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11/3/25

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025