WARRANTY DEED

Karen Johnson Davidson County
Batch # 1281448 DEEDWARR
06/04/2025 11 55 32 AM 2 pgs
Fees $13 00 Taxes $1,107 51

20250604-0043916

JM-AR-25-707-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,327 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

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

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)
Michele Bomfim Bastos Hughes	**CMG MORTGAGE INC. dba CMG Home Loans**	
(NAME)	(NAME)	**092-06-0W-207 00-CO**
2615 25th Rd	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Astoria, NY 11102	**San Ramon, CA 94583**	
(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 **MICHELE BOMFIM BASTOS HUGHES, A MARRIED 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, described as being, Unit 207, of The Crave at City Heights Condominiums, a Condominium according to the Master Deed and Declaration establishing thereof, recorded in Instrument No 20240926-0074752, and shown as Exhibit "D" on said Master Deed, in the Register's Office of Davidson County, Tennessee, and any amendments thereto

Being a portion of the same property conveyed to UP Partnership, GP, a Tennessee general partnership by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company, dated December 20, 2021 and recorded December 28, 2021 in Instrument No 20211228-0170766, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 421, Page 66, Register's Office for Davidson County, Tennessee
- Master Deed and By-laws attached thereto, for The Crave at City Heights Condominiums , recorded at Instrument No 20240926-0074752 and Scrivener's Affidavit recorded Instrument No 20241018-0081275 and Instrument No 20241107-0087062, in the Register's Office of Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20191206-0126233, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Right-of-Way of record in Instrument Number(s) 20191125-121660, 20191125-0121661, and 20191125-0121662, Register's Office for Davidson County, Tennessee
- Permissive Use Parking Easement Agreement of record in Instrument Number 20191025-0109453, and Amended in Instrument Number(s) 20200128-0010293, and 20200207-0014379, Register's Office for Davidson County, Tennessee, and partial termination in Instrument No 20240229-0013919 and amended Instrument No 20200211-0015646, said Register's Office
- Utility Line Easement of record in Instrument Number(s) 20200713-0076377, and 20200109-0003171, Register's Office for Davidson County, Tennessee
- Overhead Easement of record in Instrument Number 20111108-087247, Register's Office for Davidson County, Tennessee
- Subject to Affidavits in Instrument No 20200417-0040579 and Instrument No 20200417-0040580, said Register's office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **707 26th Ave N # 207, 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 30th DAY OF MAY, 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 30th of May, 2025

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

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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