Karen Johnson Davidson County
Batch# 1319057 DEEDWARR
09/05/2025 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20250905-0071212

WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF Sept, 2025

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Sarah K. Nordby and Jack T. Nordby	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 2523 David Court	(NAME) New Owner	095-08-0-161.00
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Realty Up LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack Thomas Nordby and Sarah Katlynn Burchett, Husband and Wife** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Woodberry Park of record in Plat Book 2133, Page(s) 117, 118 and 119, 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 Realty Up LLC, by virtue of that certain Warranty Deed dated April 1, 2025, and being of record at Instrument No. 20250411-0027206 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to 1 Sharpe Opportunity Intermediate Trust by Substitute Trustee's Deed from Brock and Scott, PLLC, as Substitute Trustee of record in Instrument No. 20250106-0000960 Register's Office for Davidson County, Tennessee, dated January 03, 2025 and recorded on January 06, 2025.

Being the same property previously conveyed to 1S REO Opportunity 1, LLC by Tennessee Special Warranty Deed from 1 Sharpe Opportunity Intermediate Trust of record in Instrument No. 20250122-0004730 Register's Office for Davidson County, Tennessee, dated January 09, 2025 and recorded on January 22, 2025.

Being the same property previously conveyed to Kare Investment Group, Inc., an Oregon Corporation by Warranty Deed from Melissa V. Griffith and John J. Griffith, wife and husband of record in Instrument No. 20221123-0124086 Register's Office for Davidson County, Tennessee, dated November 21, 2022 and recorded on November 23, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2523 David Ct. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 4th day of September, 2025.

Realty Up LLC

By: Wassem Abdelshahed, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Wassem, Abdelshahed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Realty Up LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and official seal at office this 4th day of September, 2025.

Notary Public
My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/4/25.

Affiant Signature – Joshua A. Terry

9/5/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/5/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27