WARRANTY DEED

Karen Johnson
Batch # 1347689
11/18/2025 01:24:49 PM
Fees: $13.00 Taxes: $1,085.14

Davidson County
DEEDWARR
2 pgs

20251118-0091907

JM-SH-25-707-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,280.00.

Affiant

UBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OVEMBER, 2025.

Notary Public

Y COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
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)
KMV Properties, LLC	**ARDRI LLC, C/O Fay Servicing, LLC**	
(NAME)	(NAME)	**092-06-0W-401.00-CO**
4265 Thistlewood Rd	**P.O. Box 814609**	
(ADDRESS)	(ADDRESS)	
Hatboro, PA 19040	**Dallas, TX 75381-4609**	
(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 **KMV PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 401 of The Crave at City Heights Condominiums, a Condominium according to the Master Deed and Declaration establishing thereof, recorded in Instrument No. 20240926-0074752, Scrivener's Affidavit of record in Instrument No. 20241018-0081275 and Instrument No. 20241107-0087062 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 in favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20191125-0121660, Instrument Number 20191125-0121661, and Instrument Number 20191125-0121662, in the Register's Office for Davidson County, Tennessee.
- Permissive Use Parking Easement Agreement of record in Instrument Number 20191025-0109453, 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 , in the Register's Office for Davidson County, Tennessee.
- Utility Line Easement in favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20200109-0003171 and Instrument Number 20200173-0076377, in the Register's Office for Davidson County, Tennessee.
- Overhead Easement in favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20111108-087247, 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: **707 26th Ave N #401, Nashville, Tennessee 37208**.

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 14th DAY OF NOVEMBER, 2025.

Up Partnership GP

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 AUTHORIZED AGENT 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 14th of November, 2025.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)



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