WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NINE HUNDRED THOUSAND AND 00/100 (900,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Peter T. Coyle, Trustee of Peter T. Coyle Trust dated November 25, 2014 (NAME)	**NEW OWNER** (NAME)	**104 02 1E 001.00**
3189 Parthenon Avenue Nashville, TN 37203 (ADDRESS)	(ADDRESS)	

Karen Johnson Davidson County
Batch# 844500 **DEEDWARR**
04/25/2022 10:27:23 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20220425-0047177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22nd day of April, 2022, the undersigned, **JAMES COVINGTON, TRUSTEE OF PARTHENON TRUST DATED JULY 5, 2017**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **PETER T. COYLE, TRUSTEE OF PETER T. COYLE TRUST DATED NOVEMBER 25, 2014,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3189 PARTHENON AVENUE, 1, NASHVILLE, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Parthenon II Townhomes to now be known as The Rise at West End Park, a horizontal property regime with private elements established by Master Deed and By-Laws of record in Instrument No. 20060925-0118556 and amended in Instrument No. 20070913-0110095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned amendment to Master Deed and being located upon Lot Nos. 78 and 79 on the Revised Map of West End Park of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Adcox, III, Trustee, of the Parthenon Trust, dated July 5, 2017, by Quitclaim Deed from James Covington, who is one and the same as James A. Covington, and spouse, John Culclasure, who is one and the same as John W. Culclasure, of record in Instrument No. 20170710-0068963, in the Register's Office of Davidson County, Tennessee, dated July 05, 2017, and recorded on July 10, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of April, 2022.

GRANTOR: Parthenon Trust
By: James Covington
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **James Covington** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **Parthenon Trust** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 22nd day of April, 2022.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY