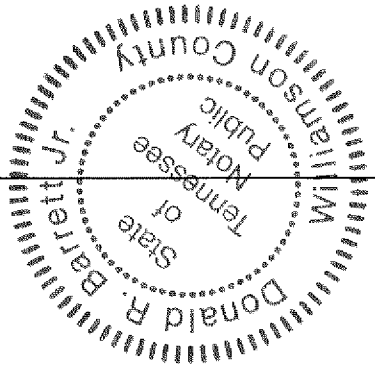
Karen Johnson Davidson County
Batch# 1029542 DEEDWARRSP
07/21/2023 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $2,144.02
20230721-0056560



SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,465.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/10/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Louis Duffer 303 31st Avenue N #409 Nashville, TN 37203	717 Lakeshore Pointe Old Hickory, TN 37138	104-02-2-M-045.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Parthenon Holdings DE LLC, a Delaware limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Louis Duffer**, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 45, on the ODYSSEY CONDOMINIUM PLAT, filed as Exhibit to and established by Declaration for ODYSSEY CONDOMINIUM, of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308, and Instrument No. 20230322-0020648, as corrected in Instrument No. 20230616-0046166, and amended in Instrument No. 20230515-0035857, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Parthenon Investments, LLC a Tennessee limited liability company by Quitclaim Deed dated 06/06/2019 from St. Joseph Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20190610-0055299, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to Parthenon Investments, LLC a Tennessee limited liability company by Warranty Deed dated 06/072019 from Mildred Hudgins Realty, LLC, Tennessee limited liability company and Leigh-Land Stables, LLC, Tennessee limited liability company of record in Instrument No. 20190610-0055300, Register's Office

for Davidson County, Tennessee; and further being part of the same property conveyed to Parthenon Investments, LLC a Tennessee limited liability company by Warranty Deed dated 07/11/2019 from Alan D. Adams, Inc., a Tennessee corporation of record in Instrument No. 20190712-0068271, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to Parthenon Investments, LLC a Tennessee limited liability company by Warranty Deed dated 07/11/2019 and of record in Instrument No. 20190715-0068584 and by Quitclaim Deed dated 07/09/2019 from the Ginsberg Family Partnership, L.P., a Tennessee limited partnership of record in Instrument No. 20190715-0068585, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Parthenon Holdings DE LLC, a Delaware limited liability company by Quitclaim Deed dated 06/28/2021 from Parthenon Investments, LLC a Tennessee limited liability company of record in Instrument No. 20210701-0089554, as corrected in Instrument No. 20221216-0130303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plats of record in Plat Book 332, Page 139, Plat Book 421, Pages 82-83 and Instrument No. 20210924-0128801, as corrected in Instrument No. 20221219-0131175, Register's Office for Davidson County, Tennessee.
Declaration for Parthenon Master Condominium of record in Instrument No. 20211220-0167911, as amended in Instrument No. 20221230-0133898, Register's Office for Davidson County, Tennessee. Collateral Assignments of Declarant's Rights of record in Instrument No. 20230104-0000467 and Instrument No. 20230104-0000475, said Register's Office.
Declaration for Odyssey Condominium of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308, and Instrument No. 20230322-0020648, as corrected in Instrument No. 20230616-0046166 , and amended in Instrument No. 20230515-0035857, Register's Office for Davidson County, Tennessee.
All matters set forth per Ordinance No. 2019-36 for the closing of Alley No. 691, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200923-0109227, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20201013-0118806, and Instrument No. 20230314-0018401, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 303 31st Avenue N #409, Nashville, TN 37203

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand effective the 21 day of July, 2023.

Parthenon Holdings DE LLC, a Delaware limited liability company

By: _____
Chris Barnhizer
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Chris Barnhizer, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Parthenon Holdings DE LLC, a Delaware limited liability company, the within named bargainor, and that as such Authorized Agent executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself as an Authorized Agent.

Witness my hand and seal, at office, this 21 day of July, 2023.

_____
Notary Public
My Commission Expires: 8/10/25

Donald R. Bartlett, Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 21 day of July, 2023.

K. Thomas Sidwell
Date: 7-21-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 21 day of July, 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

