WARRANTY DEED

Karen Johnson Davidson County
Batch# 1029650 DEEDWARR
07/24/2023 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20230724-0056723

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-12-27
(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S)
Mark B. Miesse and Abbey Garner Miesse	NEW OWNER	
(NAME)	(NAME)	104-02-2-M-059.00CO
2024 Elzey Avenue		
(ADDRESS)	(ADDRESS)	
Memphis TN 38104		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Darek Bell, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mark B. Miesse and Abbey Garner Miesse, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Located in Davidson County, Tennessee, being Unit No. 59, 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 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.

Being part of the same property conveyed to Darek Bell from Parthenon Holdings DE LLC, a Delaware limited liability company by Special Warranty Deed dated July 20, 2023, of record in Instrument No. #20230721-0056480, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 303 31st Avenue N. #516, Nashville, TN 37203
(House No.) (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.

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, and 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.
NOC for Units 40 thru 75 of record in Instrument No. 20230505-0033525, Register's Office for Davidson County, Tennessee.

Effective the 20 day of July, 2023.

Darek Bell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid,Darek Bell, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of July, 2023.

Notary Public

My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

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 20 day of July, 2023.

K. Thomas Sidwell
Date: 07/20/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 20 day of July, 2023.

Notary Public
My Commission Expires: 1-21-26

