Karen Johnson Davidson County
Batch# 1034575 DEEDWARR
08/04/2023 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20230804-0060366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Y-P-22-303-214

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carey Galyean	**New Owner**	
(NAME)	(NAME)	
103 Lake Breeze Drive		**104-02-2M-007.00-CO**
(ADDRESS)	(ADDRESS)	
Jackson, TN 38305		
(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, **PRESTIGE WORLDWIDE RENTALS, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAREY GALYEAN, A MARRIED MAN,** 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 No. 7, as shown on the Plan of Odyssey Condominium Plat of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211220-0167912 as amended by Instrument No. 20220823-0095308, Instrument No. 20230322-0020648, Instrument No. 20230515-0035857, and Scrivener's Affidavit in Instrument No. 20230616-0046166, 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 Prestige Worldwide Rentals LLC, a Nevada limited liability company by Warranty deed from Parthenon Holdings DE LLC, a Delaware limited liability company of record in Instrument No. 20230724-0056974 Register's Office for Davidson County, Tennessee, dated July 21, 2023 and recorded on July 24, 2023.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 139, Plat Book 421, Page 82-83 and Instrument No. 20210924-0128801, and Instrument for Correction of Plat, Ratification and Adoption in Instrument No. 20221219-0131175, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the survey performed by Dale and Associates, Tennessee RLS No. 19072, dated January 29, 2019 as referenced in the deed of record in Instrument No. 20210701-0089554, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211220-0167912, as amended in Instrument No. 20220823-0095308, Instrument No. 20230322-0020648, as corrected by Scrivener's Affidavit in Instrument No. 20230616-0046166 and Instrument No. 20230515-0035857, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions 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 Assignment of Declarant's Rights for Parthenon Master Condominium in Instrument No. 20230104-0000467 and Instrument No. 20230104-0000475, Register's Office for Davidson County, Tennessee.
- Declaration for Odyssey Condominium of record in Instrument No. 20210512-0064023 and Termination and Release of Declaration for Odyssey Condominium of record in Instrument Number 20210617-0082045 and Instrument Number 20210617-0082046, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200923-0109227, in the Register's Office for Davidson County, Tennessee.

• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Plot Water Mains, Pumps and Appurtenances of record in Instrument Number 20201013-0118806 and Instrument No. 20230314-0018401, in the Register's Office for Davidson County, Tennessee.
• Subject to Metro Ordinance No. 2019-36 as stated in deed of record in Instrument No. 2021070-10089554, 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: **303 31st Ave N. #214, Nashville, Tennessee 37203**.

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 3rd DAY OF AUGUST, 2023.

Prestige Worldwide Rentals, LLC
BY: Jesse Revesz
Jesse Revesz
Member
BY: Jeff Heckman
Jeff Heckman
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared, by audio video communication, the undersigned, a Notary Public in and for said County and State, JESSE REVESZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRESTIGE WORLDWIDE RENTALS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of August, 2023.

William Grones
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared, by audio video communication the undersigned, a Notary Public in and for said County and State, JEFF HECKMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRESTIGE WORLDWIDE RENTALS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of August, 2023.

William Grones
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

I, Stephanie Woodall, 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 08/03/2023 (date of document).

Stephanie Woodall

Affiant Signature

Date 08/03/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2023.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

