398

Karen Johnson Davidson County
Batch# 1037553 DEEDWARR
08/11/2023 12 41.24 PM 3 pgs
Fees $18 00 Taxes $2,053.13

20230811-0062502

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 7/6/24
(AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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)
Todd R. Kelley	NEW OWNER	104-02-2-M-004 00CO
(NAME)	(NAME)	
4117 Hillsboro Pike #103-302		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(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, **Parthenon Holdings DE LLC, a Delaware limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Todd R. Kelley, unmarried**, 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·

Located in Davidson County, Tennessee, being Unit No. 4, 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 06/07/2019 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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 3106 Long Blvd, 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 successors 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

Witness my hand effective the 9 day of August, 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 9 day of August, 2023.

_____
Notary Public
My Commission Expires: 1/30/26

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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