Karen Johnson Davidson County
Batch# 1045214 **DEEDWARRSP**
09/01/2023 10 56 07 AM 3 pgs
Fees $18 00 Taxes $2,164 13

20230901-0068715

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Putnam THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,900 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2023 Notary Public MY COMMISSION EXPIRES 1/21/24 (AFFIX SEAL)

SHEILA BUMBALOUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

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)
Jeremy Rettich and Nomi Rettich 303 31st Ave N #318, Unit 22 Nashville, TN 37203	NEW OWNER 303 31st Ave N #318, Unit 22 Nashville, TN 37203	104-02-2-M-022.00CO

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 **Jeremy Rettich and wife Nomi Rettich**, 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 22, 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, 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 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, 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.

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 Ave N #318, Unit 22, 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 23rd day of August, 2023

Parthenon Holdings DE LLC, a Delaware limited liability company

By._____
Donald R. Barrett, Jr.
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 Donald R. Barrett, Jr., 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 23rd day of August, 2023.

_____
Notary Public
My Commission Expires: 1/31/26

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