Karen Johnson Davidson County
Batch# 1048177 DEEDWARR
09/11/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20230911-0070985

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

File #23-TC-0303-502

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Orden and Bina Pallan Orden	**New Owner**	
(NAME)	(NAME)	
8601 Lincoln Boulevard, 3-408		**104-02-2M-069-00**
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90045		
(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, **ADAM LEVY, A SINGLE PERSON, AND DAVID HORN AND PATRICIA HORN, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER ORDEN AND BINA PALLAN ORDEN, A MARRIED COUPLE** 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:

Located in Davidson County, Tennessee, being Unit No. 69, 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 the same property conveyed to David Horn and Patricia Horn, husband and wife, as to a 50% interest as a tenancy by the entirety (the "Entirety Interest"), and Adam Levy, a single man, as to a 50% interest in fee simple (the "Fee Simple Interest"), and it further being the intent of the parties that the Entirety Interest and the Fee Simple Interest be tenants in common by Special Warranty Deed from Parthenon Holdings DE, LLC of record in Instrument No. 20230725-0057394, Register's Office for Davidson County, Tennessee, dated July 21, 2023 and recorded on July 25, 2023.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plan of record in Plat Book 332, Page 139 and Plat Book 421, Page 82, Register's Office for Davidson County, Tennessee.
* Plan of record as Instrument Number 202109240128801 and revised by Instrument No. 20221219-0131175, Register's Office of Davidson County, Tennessee.
* Declaration establishing a Horizontal Property Regime of Parthenon Master Condominium of record in Instrument No. 20211220-0167911, as amended by Instrument No. 202212130-0133898, Register's Office for Davidson County, Tennessee.
* Collateral Assignment of Declarant's Rights (Parthenon Master Condominium) of record in Instrument Number 20230104-0000467 and Instrument No. 20230104-0000475, in the Register's Office for Davidson County,

Tennessee.
* Declaration establishing a Horizontal Property Regime of Odyssey Condominium of record in Instrument Number 20211220-0167912, as amended by Instrument No. 20220823-00095308, Instrument No. 202303220020648 and Instrument No. 20230515-0035857, Register's Office for Davidson County, Tennessee.
* 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 of record in Instrument Number 20200923-0109227, in the 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 Number 20201013-0118806, in the Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 647, Page 310, in the Register's Office for Davidson County, Tennessee.
* Termination and Release for Declaration for Odyssey (Declaration recorded at Instrument No. 20210512-0064023) of record in Instrument Number 20210617-0082045, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **303 31st Avenue N, #502, Nashville, TN 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 7th day of September, 2023.

Adam Levy by Loy Carney, Attorney-In-Fact

David Horn by Loy Carney, Attorney-In-Fact

Patricia Horn by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ADAM LEVY AND DAVID HORN AND PATRICIA HORN, and who acknowledged he/she/they executed the same as the free act and deed of the said ADAM LEVY AND DAVID HORN AND PATRICIA HORN.

Witness my hand, at office, this 7th day of September, 2023.

Notary Signature
My commission expires:

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

True Copy Certification

I, **Tammy Carney,** 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 this the 7th day of September, 2023.

Tammy Carney
Affiant Signature
Date 9/7/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025