Karen Johnson Davidson County
Batch# 1049698 DEEDQC
09/14/2023 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,721.98
20230914-0071984

Prepared By and Return To:
M. Thomas Langan II
Dvorak Law Group, LLC
9500 W. Dodge Road, Ste. 100
Omaha, NE 68114

Name/Address of New Owner:
Nashville Rezac Condo, LLC
10917 Walling Circle
Omaha, NE 68144

Send Tax Statements To:
Nashville Rezac Condo, LLC
10917 Walling Circle
Omaha, NE 68144

Map and Parcel Number:
104-02-2-M-042.00CO

Source of Title:
Special Warranty Deed dated July 28, 2023 and recorded August 1, 2023, as Instrument No. 20230801-0059122 in the office of the Davidson County, Tennessee Register of Deeds

QUITCLAIM DEED

DANA J. REZAC and LISA REZAC, husband and wife, ("Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim and convey to Nashville Rezac Condo, LLC, a Tennessee limited liability company ("Grantee"), all of Grantors' interest in the following land:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

[Remainder of Page Intentionally Left Blank; Signature Page Follows.]

Executed this 5th day of September, 2023.

Dana J. Rezac, Grantor

Lisa Rezac, Grantor

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana J. Rezac, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, on this 5th day of September, 2023.

My Commission Expires:
11.20.23

Notary Public

GENERAL NOTARY - State of Nebraska
EARIKA K RICKABAUGH
My Comm. Exp. November 20, 2023

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Rezac, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, on this 5th day of September, 2023.

My Commission Expires:
11.20.23

Notary Public

GENERAL NOTARY - State of Nebraska
EARIKA K RICKABAUGH
My Comm. Exp. November 20, 2023

OATH OF CONSIDERATION

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

The actual consideration or true value, whichever is greater for this transfer is $465,400.00.

Dana J. Rezac, Affiant

Subscribed and sworn to before me this 5th day of September, 2023.

GENERAL NOTARY - State of Nebraska
EARIKA K RICKABAUGH
My Comm. Exp. November 20, 2023

Notary Public

My Commission Expires:
11 · 20 · 23

EXHIBIT "A"

Legal Description

Located in Davidson County, Tennessee, being Unit No. 42, 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. 20230104-0000487 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, 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 Avenue N #414, Nashville, TN 37203

Certificate of Authenticity

I, M. Thomas Langan II, 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 the 13 day of September, 2023.

M. Thomas Langan II

Date: 9/13/2023

State of Nebraska

County of Douglas

Sworn to and subscribed before me this 13 day of September, 2023.

Notary Public

My Commission Expires: May 15, 2027
Date

Notary's Seal (if on paper)

GENERAL NOTARY - State of Nebraska
GLORIA A. TURNER
My Comm. Exp. May 15, 2027