WARRANTY DEED

Karen Johnson Davidson County
Batch# 1058329 DEEDWARR
10/05/2023 02:23 16 PM 2 pgs
Fees $13 00 Taxes $1,924 00

20231005-0078612

File No AT-23-5387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000 00

Anna Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2023

Debra Leist
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL) DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Deborah Felt Spaletto, Trustee of The Deborah Felt Spaletto Trust under Agreement dated September 26, 2023	New Owner	
(NAME)	(NAME)	104-02-2M-028 00-CO
896 Market Street	896 Market Street	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Anna Hollingsworth and Timothy Hollingsworth, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Felt Spaletto, Trustee of The Deborah Felt Spaletto Trust under Agreement dated September 26, 2023**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 28, on the Odyssey Condominium Plat, filed as Exhibit to and established the 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, and Scrivener's Affidavit recorded 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 a portion of the property conveyed to Parthenon Investments LLC, a Tennessee limited liability company by Special Warranty Deed from Mildred Hudgins Realty, LLC, a Tennessee limited liability company as to its undivided fifty and one-half percent (50.5%) interest and Leigh-Land Stables, LLC, a Tennessee limited liability company as to its undivided forty-nine and one-half percent (49.5%) interest of record in Instrument No. 20190610-0055300, Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.(Value of consideration shown in aforementioned deed $6,650,000.00.)

Being a portion of the same property conveyed to Parthenon Investments LLC, a Tennessee limited liability company by Special Warranty Deed from Cumberland Trust and Investment Company and J. Kenneth Jacobs, Trustees (and their successors in trust) of the Woodside 2015 Family Trust, Elizabeth G. Tannenbaum, Betty G. Anderson, Trustee (and her successor in trust) of the Betty G. Anderson Trust, Karen G. King, David O. Tannenbaum, Danielle I. Tannenbaum, Gemini R. Anderson, Michael S. King and Stephanie F. King of record in Instrument No. 20190715-0068584, Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 15, 2019.

Being a portion of the same property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ginsberg Family Partnership, L.P., a Tennessee limited partnership, of record in Instrument No. 20190715-0068585, Register's Office for Davidson County, Tennessee, dated July 09, 2019 and recorded on July 15, 2019.

Being a portion of the same property conveyed to Parthenon Holdings DE LLC, a Delaware limited liability company, by Quitclaim Deed from Parthenon Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20210701-0089554, Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 01, 2021, as corrected by Instrument of Correction recorded on December 16, 2022 of record in Instrument No. 20221216-0130303.

Being the same property conveyed to Anna Hollingsworth and Timothy Hollingsworth, wife and husband by Special Warranty deed from Parthenon Holdings DE, LLC of record in Instrument No. 20230803-0060038 Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on August 03, 2023.

This is property more commonly known as 303 31st Avenue North, 308, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

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 heirs 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/our hand this 4th day of October, 2023

Anna Hollingsworth
Anna Hollingsworth

Timothy Hollingsworth by Anna Hollingsworth, Attorney in fact
Timothy Hollingsworth by Anna Hollingsworth, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2023, before me personally appeared Anna Hollingsworth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 4th day of October, 2023

Notary Signature
My commission expires

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Anna Hollingsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Timothy Hollingsworth, and that this instrument was executed on behalf of the said Timothy Hollingsworth for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20231005-0078611, in the Register's Office for Davidson County, Tennessee

Witness my hand, at office, this 4th day of October, 2023

Notary Signature
My commission expires

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024