Karen Johnson Davidson County
Batch# 1058344 DEEDWARRSP
10/05/2023 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $7,307.50
20231005-0078631

SPECIAL **WARRANTY DEED**	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,975,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Sept, 2023. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY:
Sidwell, Barrett, Gore and Reynolds, PC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO
3J's Properties, LLC 1344 W. Main Street Franklin, TN 37064	NEW OWNER	104022M10100CO

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, **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 **3J's Properties, LLC a Tennessee limited liability company**, hereinafter called GRANTEE, its successors 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 Commercial Unit A, 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 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.
Taxes for the year(s) 2023 and thereafter, a lien not yet due and payable.

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 is improved property known as 303 31st Avenue N. No. 101, 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 successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor but no other.

Witness my/our hand(s) this 28th day of July, 2023.

Parthenon Holdings DE LLC, a Delaware limited liability company

BY: _____
Donald R. Barrett, Jr., 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 purposes 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 29th day of September, 2023.

_____
Notary Public

My Commission Expires: 4-12-27

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Sidwell, Barrett, Gore & Reynolds, PC
121 1st Avenue, Suite 200
Franklin, TN 37064

True Copy Certification

I, Yvette Meldrum, 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 September 29, 2023.

Signature
September 29, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 29, 2023

Notary's Signature

My Commission Expires: 4-13-25

