Karen Johnson Davidson County
Batch# 1113787 DEEDWARRSP
03/21/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20240321-0019675

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

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).
Kevin B. Halter 207 Princess Dr. Ashland, KY 41101	NEW OWNER	104-02-2-M-035.00CO

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 **Kevin B. Halter,a married man**, 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. 35, 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 and Instrument No. 20231211-0095324 , 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 and Instrument No. 20231211-0095324 , 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.
Agreements for Dedication of Easements 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 ☒ property known as 303 31st Ave N. #306, 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/our hand(s) this 20th day of March, 2024.

Parthenon Holdings DE LLC, a Delaware limited liability company

BY: _____
Chris Barnhizer, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Chris Barnhizer, 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 a Authorized Agent (or other officer authorized to execute the instrument) of Parthenon Holdings DE LLC, a Delaware limited liability company, the within named bargainor, a Tennessee limited liability company, and that as such Authorized AgentMember executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and seal, at office, this 20th day of March, 2024.

_____
Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 20th day of March, 2024.

K. Thomas Sidwell
Date: 3-20-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 20th day of March, 2024.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

