Karen Johnson Davidson County
Batch# 1179441 DEEDWARR
09/10/2024 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20240910-0069521

Name and Address of New Owner:
Nicholas Sheltrown and Patricia Sheltrown
303 31st Avenue N. #203, Unit 14
Nashville, TN 37203

Send Tax Bills To:
Nicholas and Patricia Sheltrown
5034 West Village CT, SE
Ada, MI 49301

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 104-02-2M-014.00-CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan David Sexton, and Stephanie Danielle Sexton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Sheltrown, and Patricia Sheltrown, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Located in Davidson County, Tennessee, being Unit No. 14, 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 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 Jonathan David Sexton and Stephanie Danielle Sexton, husband and wife, their heirs and assigns by Deed dated August 2, 2023 from Parthenon Holdings DE LLC, a Delaware Limited Liability Company, recorded August 2, 2023, in Instrument Number 202308020059713, in the Official Records of 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 Registers Office.

This property more commonly known as 303 31st Avenue N. #203, Unit 14, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4 day of September, 2024.

_____(SEAL)
Jonathan David Sexton

_____(SEAL)
Stephanie Danielle Sexton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4 day of September, 2024, before me personally appeared Jonathan David Sexton and Stephanie Danielle Sexton, 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 4 day of September, 2024.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2021

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN D. LILLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of September, 2024.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

**Tennessee Certification of Electronic Document**

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 9/4/2024 (date of document).

Affiant Signature

9/4/2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 4 day of September 2024.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25