Karen Johnson Davidson County
Batch# 1197532 DEEDWARR
10/24/2024 08:46:30 AM 5 pgs
Fees: $28.00 Taxes: $3,144.63
20241024-0082572

Name and Address of New Owner:
Richard Gleason
303 31st Avenue North #510, Nashville, TN 37203

Send Tax Bills To:
Deephaven Mortgage LLC
3530 Toringdon Way, Suite 300, Charlotte, North Carolina 28277

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

Map & Parcel No: 104-02-2-M-072.00CO

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, **Chargerco Properties III LLC, an Alabama Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Richard Gleason, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Located in Davidson County, Tennessee, being Unit No. 72, 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 instrument No. 20220823-0095308, and Instrument No. 20230322-0020648, and Instrument No. 20230515-0035857, Registers office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Chargerco Properties III, LLC, their successors and assigns by Deed dated July 20, 2023 from Parthenon Holdings DE LLC, a Delaware limited liability company, recorded July 21, 2023, in Instrument Number 20230721005641S, in the Official Records of Davidson County, Tennessee.

This property is more commonly known as 303 31st Ave N #510, Nashville, TN 37209

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 15 day of October, 2024.

Chargerco Properties III LLC, an Alabama Limited Liability Company

By: _____(SEAL)
Geoff Grenier, Member

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Geoff Grenier, Member of Chargerco Properties III LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Chargerco Properties III LLC, the within named bargainor, a Limited Liability Company, and that such Geoff Grenier, Member of Chargerco Properties III LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal, at office in, this _____day of October, 2024.

_____
Notary Signature

See Attached for CA Notary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

My commission expires: 08/24/27

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 $849,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA
COUNTY OF San Diego

Sworn to and subscribed before me this 15 day of October, 2024.

Notary Signature
My commission expires:

LUISA FONSECA
Notary Public - California
San Diego County
Commission # 2460757
My Comm. Expires Aug 24, 2027

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 10/15/2024 before me, Luisa Fonseca, Notary Public
(insert name and title of the officer)

personally appeared Geoffrey Thomas Grenier,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

LUISA FONSECA
Notary Public - California
San Diego County
Commission # 2460757
My Comm. Expires Aug 24, 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 Oct 17, 2024 (date of document).

Affiant Signature

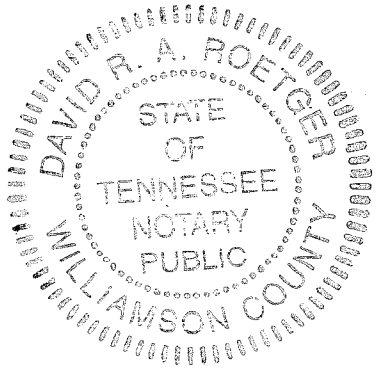
Oct 17, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 17 day of Oct, 2024



Notary Public

COMMISSION EXPIRES: 6-21-25