Karen Johnson Davidson County
Batch# 1263415 DEEDWARR
04/23/2025 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20250423-0031163

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maria Bowles	NEW OWNER	104-022M-005.00
(NAME)	(NAME)	
303 31st Ave N #218	47240 Burning Tree Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Plymouth, MI 48170	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Albatross Properties GP, a Tennessee general partnership**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Maria Bowles, a married woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

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. 5 on the ODYSSEY CONDOMINIUM PLAT, filed as Exhibit to and established by Declaration for Odyssey Condominium, of record at 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 Davinson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Albatross Properties GP, a Tennessee general partnership, by Quit Claim Deed from Christopher Barnhizer and Christopher Richey, of record in Instrument No. 20231103-0086281, in the Register's Office of Davidson County, Tennessee, dated October 17, 2023, and recorded on November 03, 2023.

Being the same property conveyed to Christopher Barnhizer and Christopher Richey, by Special Warranty Deed from Parthenon Holdings DE, LLC, a Delaware limited liability company, of record in Instrument No. 20230817-0064255, in the Register's Office of Davidson County, Tennessee, dated August 14, 2023, and recorded on August 17, 2023.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park, as recorded in Plat Book 332, Page(s) 139 Book 421, Page 82 and 83; Instrument No. 20210924-0128801, corrected at Instrument No. 20221219-0131175.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200923-0109227.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Odyssey Condominium Condominium of record in Instrument No. 20211220-0167912, amended at Instrument Nos. 20220823-0095308, 20230322-0020648, corrected at Instrument No. 20230616-0046166; amended at Instrument Nos. 20230515-0035857 and 20231211-0095324; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Parthenon Master Condominium Condominium of record in Instrument No. 20211220-0167911, amended at Instrument No. 20221230-0133898; Assignment of Declarant's Rights at Instrument Nos. 20230104-0000467 and 20240529-0039737; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easements recorded in Instrument No. 20201013-0118806 and 20230314-0018401.

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.

unimproved ☐
This is improved ☒ 303 31st Ave N #218, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Effective the 21 day of April, 2025.

Albatross Properties GP, a Tennessee general partnership

BY: _____
Christopher Barnhizer
Partner

BY: _____
Christopher Richey
Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Christopher Barnhizer and Christopher Richey, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners (or other officers authorized to execute the instrument) of Albatross Properties GP, a Tennessee general partnership, the within named bargainor, and that as such Partners executed the foregoing instrument for the purposees therein contained, by signing the name of the general partnership by themselves as Partners.

Witness my hand and seal, at office, this 21 day of April, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 8/10/25

Donald R. Bartlett, Jr.
Notary Public
State of Tennessee
Williamson County

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

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 4/22/2025 (date of document).

Date: 4/23/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____