Karen Johnson Davidson County
Batch# 1269217 DEEDWARR
05/06/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250506-0035263

WARRANTY DEED

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File No. AD-25-9469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whiskey River Rentals, LLC	New Owner	
(NAME)	(NAME)	104-02-2M-009.00-CO
31340 E 1500 North Rd		
(ADDRESS)	(ADDRESS)	
Colfax, IL 61728-9573		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Nash211, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whiskey River Rentals, LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 9, as shown on the Plan of Odyssey Condominium Plat of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211220-0167912 as amended by Instrument No. 20220823-0095308, Instrument No. 20230322-0020648, as corrected by Scrivener's Affidavit in Instrument No. 20230616-0046166 and Instrument No. 20230515-0035857, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nash211, LLC, a Tennessee limited liability company by Warranty deed from Parthenon Holdings De LLC, a Delaware limited liability company of record in Instrument No. 20230822-0065653 Register's Office for Davidson County, Tennessee, dated August 17, 2023 and recorded on August 22, 2023.

This is property more commonly known as 303 31st Avenue North, 211, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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.

Witness my/our hand this 24th day of April, 2025.

Nash211,LLC, a Tennessee Limited Liability Company

By: Alice Lara Pavanelli for Nash211, LLC
Lara Pavanelli, Sole Member

STATE OF New Mexico
COUNTY OF Santa Fe

Before me, Pamela Anne Lujany Vigil of the state and county mentioned, personally appeared Lara Pavanelli of Nash211, 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 Sole Member of Nash211,LLC, the within named bargainor, a Limited Liability Company, and that such Lara Pavanelli of Nash211,LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Santa Fe, New Mexico, this 24th day of April, 2025.

Notary Signature

Printed Name: Pamela Anne Lujany Vigil

My commission expires: 1/22/2028

PAMELA ANNE LUJAN Y VIGIL
Notary Public
State of New Mexico
Comm # 2001927
My Comm. Exp. Jan 22, 2028

Tennessee Certification of Electronic Document

Regina Sullo, do hereby make oath that I am a licensed attorney and/or the
stodian of the original version of the electronic document tendered for registration herewith and that
s electronic document is a true and exact copy of the original document executed and authenticated
:ording to law on 4/29/25 (date of document)

Regina Sullo
Affiant Signature

May 2 2025
Date

te Of TN
unty of Davidson

orn and subscribed before me this 2nd day of May, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

)TARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026