THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17061-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 690,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1301762 DEEDWARR
07/24/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20250724-0058482

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric M. Marcotte and Marly Ruiz Saza	**JPMorgan Chase Bank, N.A.**	
303 31st Avenue N #518	**P.O. Box 78420**	104-02-2M-058.00-CO
Nashville, TN 37203	**Phoenix, AZ 85062-8420**	
(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, WE, **Thorp Rentals, LLC, a Delaware Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric M. Marcotte and Marly Ruiz Saza, Husband and Wife, Joint Tenants with Ful Rights of Survivorship**

HEREINAFTER CALLED THE GRANTEES, 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. 58, 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, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Alan D. Adams, Inc., a Tennessee corporation of record in Instrument No. 20190712-0068271, Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 12, 2019.

Being a portion of the property conveyed to Parthenon Investments LLC, a Tennessee limited liability company by Special Warranty Deed from Mildred Hudgins Realty, LLC, a Tennessee limited liability company as to its undivided fifty and one-half percent (50.5%) interest and Leigh-Land Stables, LLC, a Tennessee limited liability company as to its undivided forty-nine and one-half percent (49.5%) interest of record in Instrument No. 20190610-0055300, Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019

Being a portion of the same property conveyed to Parthenon Investments LLC, a Tennessee limited liability company by Special Warranty Deed from Cumberland Trust and Investment Company and J. Kenneth Jacobs, Trustees (and their successors in trust) of the Woodside 2015 Family Trust, Elizabeth G. Tannenbaum, Betty G. Anderson, Trustee (and her successor in trust) of the Betty G. Anderson Trust, Karen G. King, David O. Tannenbaum, Danielle I. Tannenbaum, Gemini R. Anderson, Michael S. King and Stephanie F. King of record in Instrument No. 20190715-0068584, Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 15, 2019

Being a portion of the same property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ginsberg Family Partnership, L.P., a Tennessee limited partnership, of record in Instrument No. 20190715-0068585, Register's Office for Davidson County, Tennessee, dated July 09, 2019 and recorded on July 15, 2019

Being a portion of the same property conveyed to Parthenon Holdings DE LLC, a Delaware limited liability company, by Quitclaim Deed from Parthenon Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20210701-0089554, Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 01, 2021, as corrected by Instrument of Correction recorded on December 16, 2022 of record in Instrument No. 20221216-0130303.

Being the same property conveyed to Thorp Rentals, LLC, a Florida Limited Liability Company by Special Warranty Deed from Parthenon Holdings DE LLC, a Delaware limited liability company of record in Instrument No. 20230724-0056716 Register's Office for Davidson County, Tennessee, dated July 21, 2023 and recorded on July 24, 2023. Furthermore, a Scrivener's Affidavit of record in Instrument 20250710-0054254, recorded on July 10, 2025 in the Register's Office for Davidson County, Tennessee, correcting a Florida Limited Liability Company to a Delaware Limited Liability Company.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **303 31st Avenue N #518, Nashville, TN 37203**

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 our hands this the 11th day of July, 2025.

Thorp Rentals, LLC, a Delaware Limited Liability Company

BY: [signature] Manager
Donald K. Thorp, Manager

STATE OF Florida
COUNTY OF Collier

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donald K. Thorp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of Thorp Rentals, LLC, a Delaware Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Manager of Thorp Rentals, LLC, a Delaware Limited Liability Company, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Donald K. Thorp as such Manager of Thorp Rentals, LLC, a Delaware Limited Liability Company. By Means of Physical Presence.

Witness my hand and Official seal this 11th day of July, 2025.

[signature]
Notary Public:
My Commission Expires: June 12, 2026

KAREN E NICHOLS
Notary Public - State of Florida
Commission # HH 267843
My Comm. Expires Jun 12, 2026
Bonded through National Notary Assn.

Certificate of Authenticity

I, Spencer Gross, 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 **July 11th, 2025**.

Affiant Signature

July 11th, 2025

Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this **23rd** day of **July**, 20**25**.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY