Karen Johnson
Batch # 1306050
08/05/2025 10 11 00 AM
Fees $13 00 Taxes $2,090 50
Davidson County
DEEDWARR
2 pgs
20250805-0061989

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510592 **After Recording Return To The Above.**	I hereby swear or affirm that the actual value of the Premises, whichever is greater, is **$565,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 4th day of August, 2025 Notary Public My Commission Expires _____

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

THIS INDENTURE, made this 4th day of August, 2025, among·

KURT ARNOLD AND TARA ARNOLD, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

REBECCA A. GARDENHIRE AND RYAN GARDENHIRE, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises"

Located in Davidson County, Tennessee, being Unit No. 30, on the Odyssey Condominium Plat, files 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 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 Kurt Arnold and Tara Arnold by deed from Parthenon Holdings DE LLC, a Delaware limited liability company, dated July 19, 2023, of record in Instrument No. 20230720-0056130, Register's Office for Davidson County, Tennessee.

Being also known as 303 31st Avenue N, #305, Nashville, TN 37203.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same, that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kurt Arnold

Tara Arnold

State of Kentucky
County of Daviess

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kurt Arnold and Tara Arnold,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2025

Mitulkumar P. Purohit
Notary Public for Kentucky
My Commission Expires. 03/12/2026

Mitulkumar P. Purohit
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID #KYNP46699
MY COMMISSION EXPIRES MARCH 12, 2026

Owner Name & Property Address:

Name. Rebecca & Ryan Gardenhire
Address: 9219 Prestmoor Pl,
City, State, Zip. Brentwood, TN 37027

Responsible Party For Taxes:

Name New owners
Address
City, State, Zip

Tax ID: 104-02-2M-030.00

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203