This instrument was prepared by:
RAINER PARK
2430 L & N Drive, Huntsville, AL 35801
(256) 533-7711
HG-25-21126/Crumes Properties, LLC to Laura Sayuri Beltran and Thomas Morris.

Send Tax Notices/Grantees Address:
Laura Sayuri Beltran and Thomas Morris
804 Mullins Hill Drive
Huntsville, AL 35802

Map & Parcel No: 104-02-2M-068-00

Karen Johnson Davidson County
Batch# 1307390 DEEDWARRSP
08/11/2025 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20250811-0063789

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

SPECIAL/LIMITED 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, **CRUMES PROPERTIES, LLC, AN IOWA LIMITED LIABILITY COMPANY** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **THOMAS HEATH MORRIS AND LAURA SAYURI BELTRAN** "the Grantee," the following described real estate located at **303 31st Avenue North, #501, Nashville, TN 37203**, lying and being in the County of **DAVIDSON**, State of **State of Tennessee**, to-wit:

Located in Davidson County, Tennessee, being Unit No. 68, 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, and 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 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 Crumes Properties, LLC by Special Warranty Deed from Parthenon Holdings DE, LLC of record in Instrument No. 20230801-0059434 Register's Office for Davidson County, Tennessee, dated July 28, 2023, and recorded on August 1, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, their 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 the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

(ALL SIGNATURES APPEAR ON THE FOLLOWING PAGE)

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 4TH day of August, 2025.

GRANTOR:

Crumes Properties, LLC, an Iowa Limited Liability Company

By: Cody L Crumes, Manager
Cody L. Crumes, Manager

STATE OF IOWA
COUNTY OF POLK

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Cody L. Crumes, whose name as Manager of Crumes Properties, LLC, a IA Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 04 **day of** AUGUST **, 2025.**

Diyonda Avant
Notary Public
My Commission Expires: 03/22/2027

DIYONDA AVANT
Commission Number 830865
My Commission Expires
March 22, 2027

AFFIDAVIT OF VALUE

STATE OF ALABAMA
COUNTY OF MADISON

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 **$675,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Crumes Properties, LLC, an Iowa Limited Liability Company

By: Cody L Crumes, Manager
Cody L. Crumes, Manager

STATE OF IOWA
COUNTY OF POLK

Sworn and subscribed before me on this the 04 **day of August, 2025, by Cody L. Crumes, Manager of Crumes Properties, LLC, a IA Limited Liability Company.**

Diyonda Avant
Notary Public
My Commission Expires: 03/22/2027

DIYONDA AVANT
Commission Number 830865
My Commission Expires
March 22, 2027

Tennessee Certification of Electronic Document

I, Matthew R. Harrison, 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 the 4th day of August, 2025

Affiant Signature

8/4/25
Date

State of Alabama

County of Madison

Sworn to and subscribed before me this 4th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 8/22/27

NOTARY'S SEAL

