Karen Johnson Davidson County
Batch# 1308902 DEEDWARRSP
08/12/2025 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20250812-0064116

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-3-26
(AFFIX SEAL)

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
BW Galleria, LLC 4496 Aukai Ave Honolulu, HI 96816	BW Galleria, LLC 4496 Aukai Ave Honolulu, HI 96816	104 02 2N 001.00

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 considerations, the receipt of which is hereby acknowledged, I/we, **Parthenon II Holdings DE LLC, a Delaware limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **BW Galleria, LLC, a Texas limited liability company**, hereinafter called GRANTEE(S), 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. 103 of that certain declaration for Athena Condominium, dated December 30, 2022, of record as Instrument No. 20221230-0133899, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Athena Condominiums dated as of April 23, 2024, recorded as Instrument No. 20240424-0029455 and Second Amendment to Athena Condominiums dated as of June 10, 2025, recorded as Instrument No. 20250616-0046937, Register's Office for Davidson County, Tennessee, part of a community within the Parthenon Master Condominium dated December 20, 2021, of record as Instrument No. 20211220-0167911 Register's Office for Davidson County, Tennessee, as amended by that certain First Amendment to Master Parthenon Condominium dated as of December 29, 2022, recorded as Instrument No. 20221230-0133898 Register's Office for Davidson County, Tennessee (collectively the "Declaration") together with all rights title and privileges in the undivided interest in the common elements appurtenant to such Unit No. 103 pursuant to and as set forth in the Declaration for Athena Condominium Declaration.

Being part of the same property conveyed to Parthenon II Holdings DE LLC, a Delaware limited liability company, by Quit Claim Deed from Parthenon Holdings DE LLC, a Delaware limited liability company, of record in Instrument No. 20240515-0036051, in the Register's Office of Davidson County, Tennessee, dated May 15, 2024, and recorded on May 15, 2024.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT RESUBDIVISION OF LOT 3 WEST END PARK CONSOLIDATION, as recorded in Plat Book Instrument No. 20241205-0094611, Page(s) Instrument No. 20210924-0128801; PLAT CORRECTION Instrument No. 20221219-0131175.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park, as recorded in Plat Book 421, Page(s) 82 and 83.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20221230-0133899; amended at Instrument Nos. 20240424-0029455 and 20250616-0046937.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211220-0167911; amended at Instrument No. 20221230-0133898; Assignment of Declarant's Rights at Instrument Nos. 20230104-0000467, 20240423-0029235, 20240529-0039736, and 20240529-0039737.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200923-0109227.
Declaration of Covenants, Conditions and Restrictions recorded in Book 401, Page 160; Book 535, Page 686; Book 571, Page 465; Book 573, Page 58; Book 647, Page 310.
Easements recorded in Instrument Nos. 20201013-0118806 and 20230314-0018401.
Condominium Charter of record in Instrument No 20210512-0064018
All matters set forth per Ordinance No 2019-36 for the closing of Alley No 691, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

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, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as 321 31st Ave N #103, Nashville, TN 37203.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 9 day of August, 2025.

Parthenon II Holdings DE LLC, a Delaware limited liability company

BY: _____
Chris Barnhizer
Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Chris Barnhizer, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Authorized Agent (or other officer authorized to execute the instrument) of Parthenon II Holdings DE LLC, a Delaware limited liability company, the within named bargainor, a Delaware limited liability company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a Member.

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

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 8/10/25

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

Donald R. Barrett Jr.
State of Tennessee Notary Public
Williamson County

File No.: _____
Special Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 8 day of August, 2025.

K. Thomas Sidwell
Date: 08/08/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 8 day of August, 2025.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY