Karen Johnson Davidson County
Batch# 1309513 DEEDWARRSP
08/13/2025 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20250813-0064399

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF AUGUST, 2025.

Michelle Martin
Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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).
Clifton Townhome 618 LLC 2825 Sugartree Rd Nashville, TN 37215	New owner	104 02 2N 003.00

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 **Clifton Townhome 618 LLC, a Tennessee limited liability company**, hereinafter called GRANTEE(S), their successors 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. 107 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. 107 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 Resubdivision of Lot 3, West End Park Consolidation, as recorded in Instrument No. 20241205-0094611.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park, as recorded in Plat Book 421, Pages 82 and 83.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park Consolidation, as recorded in Instrument No. 20210924-0128801 (as corrected in Instrument No. 20221219-0131175).
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Athena Condominium of record in Instrument No. 20221230-0133899, as amended in Instrument Nos. 20240424-0029455 and 20250616-0046937 and Assignment of Declarant Rights recorded in Instrument Nos. 20240423-0029235 and 20240529-0039736; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210512-0064017 and Termination recorded in Instrument No. 20210617-0082046.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211220-0167911, as amended in Instrument No. 20221230-0133898 and Assignment of Declarant's Rights recorded in Instrument No. 20240529-0039737.
Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 401, Page 160; Book 535, Page 686; Book 571, Page 464; Book 573, Page 58 and Book 647, Page 310.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200923-0109227.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20201013-0118806 and 20230314-0018401.
Charter for Parthenon Master Condominium Association, Inc. recorded in Instrument No. 20210512-0064018.

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 #107, 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 successors 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 8 day of Aug, 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 8 day of Aug, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 8/10/26

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-8-25.

Affiant Signature

8-13-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY