Karen Johnson Davidson County
Batch# 1316521 DEEDWARR
08/29/2025 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20250829-0069322

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 28TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

SPECIAL WARRANTY DEED

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).
Athena 109 LLC, a Tennessee limited liability company 323 Whitworth Way Nashville, TN 37205	Athena 109 LLC, a Tennessee limited liability company 323 Whitworth Way Nashville, TN 37205	104 02 2N 004.00

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 **Athena 109 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:

Being a certain condominium in Davidson County, Tennessee, being Unit No. 109 of Athena Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for Athena Condominium recorded in Instrument No. 20221230-0133899, as amended in Instrument No. 20240424-0029455 and Instrument No. 20250616-0046937, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Amended Plan of Athena Condominium as shown on Exhibit B to the Amended Declaration of record in Instrument No. 20240424-0029455, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being a 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 410, 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 #109, 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 28 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 purposees therein contained, by signing the name of the limited liability company by himself as a Member.

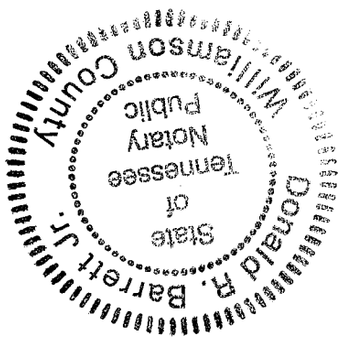
Witness my hand and seal, at office, this 28 day of August, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 7/25/29

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



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 true and exact copy of the original document executed and authenticated according to law on 8/28/25 (date of document).

Affiant Signature

8/29/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY