WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

B-AR-25-303-302

Karen Johnson Davidson County
Batch # 1321906 DEEDWARR
09/15/2025 03:19:27 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00

20250915-0073566

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Odyssey 302, LLC	new owner	
(NAME)	(NAME)	**104-02-2M-033.00-CO**
397 Orion Cir		
(ADDRESS)	(ADDRESS)	
Erie, CO 80516		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ODYSSEY302, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE ODYSSEY 302, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, Tennessee, being Unit No. 33, 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 the same property conveyed to Odyssey 302, LLC, a Tennessee Limited Liability Company by Warranty Deed from Parthenon Holdings DE LLC, a Delaware limited liability company of record in Instrument No. 20230731-0058574 Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on July 31, 2023.

This conveyance is subject to:
- Taxes for the year 2025, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 82 and Instrument No. 20210924-0128801, and Instrument for Correction of Plat, Ratification and Adoption in Instrument No. 20221219-0131175, and Plat Book 332, Page 139, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the survey performed by Dale and Associates, Tennessee RLS No. 19072, dated January 29, 2019 as referenced in the deed of record in Instrument No. 20210701-0089554, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20211220-0167912, as amended in Instrument No. 20220823-0095308, Instrument No. 20230322-0020648, as corrected by Scrivener's Affidavit in Instrument No. 20230616-0046166 and Instrument No. 20230515-0035857, as amended in Instrument No. 20231211-0095324, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Parthenon Master Condominium of record in Instrument No. 20211220-0167911, as amended in Instrument No. 20221230-0133898, Register's Office for Davidson County, Tennessee.
- Collateral Assignment of Declarant's Rights for Parthenon Master Condominium in Instrument No. 20230104-0000467 and Instrument No. 20230104-0000475, Register's Office for Davidson County, Tennessee.
- Declaration for Odyssey Condominium of record in Instrument No. 20210512-0064023 and Termination and Release of Declaration for Odyssey Condominium of record in Instrument Number 20210617-0082045, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200923-0109227, in the Register's Office for Davidson County, Tennessee.
- Subject to Metro Ordinance No. 2019-36 as stated in deed of record in Instrument No. 2021070-10089554, Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Plot Water Mains, Pumps and Appurtenances of record in Instrument Number 20230314-0018401, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 31st Ave N Apt 302, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th DAY OF SEPTEMBER, 2025.

Odyssey302, LLC

By: All In FJP LLC
Its: Member

By: Julia Saylors
Its: Authorized Person

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia Saylors, Authorized Person for All In FJP LLC, Member of Odyssey302, LLC, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Person for All In FJP LLC, Member of Odyssey302, LLC, the within named bargainor, a partnership, and that she as such Authorized Person for All In FJP LLC, Member of Odyssey302, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of September, 2025.

Notary Public
My Commission Expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 September 12, 2025

Affiant Signature September 15, 2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2025.

Notary's Signature

