Karen Johnson Davidson County
Batch# 1324453 DEEDWARRSP
09/19/2025 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $6,201.66
20250919-0075276

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,676,125.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/25/29
(AFFIX SEAL)

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).
Richland Building Partners, LLC PO Box 120855 Nashville, TN 37212	New Owner	104 02 2N 302.00

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 **Richland Building Partners, 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. 403 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. 403 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 WEST END PARK, as recorded in Plat Book 421, Page(s) 82 Instrument No. 20241205-0094611 and 20210924-0128801, corrected at Instrument No. 20221219-0131175.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20221230-0133899, amended at Instrument Nos. 20240424-0029455 and 20250616-0046937; Assignment of Declarant's Rights of record at Instrument Nos. 20240423-0029235 and 20240529-0039736.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Parthenon Master Condominium Condominium of record in Instrument No. 20211220-0167911 and amended at Instrument No. 20221230-0133898; Assignment of Declarant's Rights of record at Instrument Nos. 20230104-0000467 and 20240529-0039737; 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.
Easement recorded in Instrument No. 20230314-0018401.
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.
Easement recorded in Instrument No. 20230314-0018401.
Easement recorded in Instrument No. 20201013-0118806.
Condominium Association 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 #403, 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 19 day of September, 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 19 day of September, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 7/26/29

Donald R. Barnett
Notary Public
State of Tennessee
Williamson County

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

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 19 day of September, 2025.

K. Thomas Sidwell
Date: 09/19/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 19 day of September, 2025.

Notary Public
My Commission Expires: 1-21-26

