Karen Johnson Davidson County
Batch# 1324673 DEEDWARRSP
09/22/2025 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $10,208.30
20250922-0075510

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,759,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(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).
Ann B. Holliday 321 31st Ave N #508 Nashville, TN 37203	New Owner	104 02 2N 404.00

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 **Ann B. Holliday and Charles O. Holliday, Jr., wife and husband**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 508 of ATHENA CONDOMINIUM, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing ATHENA CONDOMINIUM, a Horizontal Property Regime, 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, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Parthenon II Holdings DE LLC, a Delaware limited liability company, by Quitclaim 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 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 #508, 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 18 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 18 day of September, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 3-9-2029

TREVOR GORMLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 18th day of September, 2025.

K. Thomas Sidwell
Date: 9-18-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 18th day of September, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

