Karen Johnson
Batch # 1338964
10/28/2025 10 17 07 AM
Fees $18 00 Taxes $2,349 50

Davidson County
DEEDWARR
3 pgs

20251028-0085596

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21TH DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Odyssey Nashville 512 LLC	Odyssey Nashville 512 LLC	104 02 2M 061 00
(NAME)	(NAME)	
303 31st Avenue N, Unit 512	17 Washington Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Morristown, NJ, 07960	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Albatross Properties GP, a Tennessee general partnership**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Odyssey Nashville 512 LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Located in Davidson County, Tennessee being Unit No 61 on the ODYSSEY CONDOMINIUM Plat, filed as Exhibit to and established by Declaration for ODYSSEY CONDOMINIUM, of record at Instrument No

20211220-0167912, as amended in Instrument No 20220823-0095308 and Instrument No 20230322-0020648 as corrected in Instrument No. 20230616-0046166, as amended in Instrument No 20230515-0035857 and Instrument No 20231211-0095324, Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description

Being part of the same property conveyed to Albatross Properties GP, a Tennessee general partnership, by Quitclaim Deed from Christopher Barnhizer and Christopher Richey, of record in Instrument No 20231103-0086281, in the Register's Office of Davidson County, Tennessee, dated October 17, 2023 and recorded on November 03, 2023

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING

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
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END PARK, as recorded in Plat Book 332, Page 139, as revised in Plat Book 421, Page 82
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 of record in Instrument No. 20211220-0167911, as amended in Instrument No 20221230-0133898 and Collateral Assignment of Declarant's Rights in Instrument Nos 20230104-0000467, 20230104-0000475 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
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ODYSSEY CONDOMINIUM of record in Instrument No. 20211220-0167912, as amended recorded in Instrument Nos 20220823-0095308, 20230322-0020648 (Scrivener's Affidavit recorded in Instrument No 20230616-0046166), 20230515-0035857 and 20231211-0095324, 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
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 as 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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 303 31st Avenue N, Unit 512, Nashville, TN 37203
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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

Effective the 21 day of October, 2025

Albatross Properties GP, a Tennessee general partnership

BY _____
Christopher Richey, Partner

BY _____
Christopher Barnhizer, Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

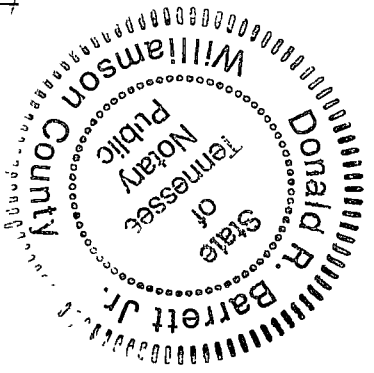
Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Christopher Barnhizer and Christopher Richey, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners (or other officers authorized to execute the instrument) of Albatross Properties GP, a Tennessee general partnership, the within named bargainor, and that as such Partners executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by themselves as Partners.

Witness my hand and seal, at office, this 24 day of October, 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