Karen Johnson Davidson County
Batch# 1346361 DEEDWARR
11/14/2025 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20251114-0090933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-9-29

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1679

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Vandy 3100, LLC	Vandy 3100, LLC	104-02-2M-001.00-CO
(NAME)	(NAME)	
3100 Long Blvd.	3100 Long Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy-Five Thousand And No/100 Dollars ($575,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN DELAHOUSSAYE, A MARRIED MAN MITCHELL STOFFER, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VANDY 3100, LLC,** HEREINAFTER CALLED THE GRANTEE, 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. 1, as shown on the Plan of Odyssey Condominium Plat of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211220-0167912 as amended by Instrument No. 20220823-0095308, Instrument No. 20230322-0020648 as corrected by Scrivener's Affidavit in Instrument No. 20230616-0046166 and Instrument No. 20230515-0035857, in the Register's Office for Davidson County, Tennessee, to which

Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Parthenon Investments LLC, a Tennessee limited liability company by Special Warranty Deed from Cumberland Trust and Investment Company and J. Kenneth Jacobs, Trustees (and their successors in trust) of the Woodside 2015 Family Trust, Elizabeth G. Tannenbaum, Betty G. Anderson, Trustee (and her successor in trust) of the Betty G. Anderson Trust, Karen G. King, David O. Tannenbaum, Danielle I. Tannenbaum, Gemini R. Anderson, Michael S. King and Stephanie F. King of record in Instrument No. 20190715-0068584, Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 15, 2019.

Being a portion of the same property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ginsberg Family Partnership, L.P., a Tennessee limited partnership, of record in Instrument No. 20190715-0068585, Register's Office for Davidson County, Tennessee, dated July 09, 2019 and recorded on July 15, 2019.

Being a portion of the same property conveyed to Parthenon Holdings DE LLC, a Delaware limited liability company, by Quitclaim Deed from Parthenon Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20210701-0089554, Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 01, 2021 and corrected by Instrument of Correction of Warranty Deed recorded on December 16, 2022 of record in Instrument No. 20221216-0130303, in said Register's Office.

Being the same property conveyed to Mitchell Stoffer, a married man and Stephen Delahoussaye, a married man by Warranty Deed from Parthenon Holdings DE, LLC, a Tennessee limited liability company of record in Instrument No. 20230818-0064766, Register's Office for Davidson County, Tennessee, dated August 15, 2023 and recorded on August 18, 2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is improved ☑ property, known as 3100 Long Blvd., 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 successors 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 12th day of November, 2025.

Stephen Delahoussaye

Mitchell Stoffer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of November, 20 25, before me personally appeared Stephen Delahoussaye and Mitchell Stoffer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Amelia Swanson

My Commission Expires: 3-03-27

Amelia Swanson
Notary Public
State of Tennessee
Williamson County

Tennessee Certification of Electronic Document

I, Regina Shillo, 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 November 12, 2025 (date of document)

Regina Shillo

Affiant Signature

November 14 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14 day of November, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202511140090933