THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251052468** Karen Johnson Davidson County Batch# 1349815 DEEDWARR 11/21/2025 12:53:30 PM 3 pgs Fees: $18.00 Taxes: $5,550.00 20251121-0093261	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2025. Notary Public My Commission Expires:

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

WARRANTY DEED

Address New Owner: Amanda Gencay and Abraham Gencay 3135 Parthenon Ave #B Nashville TN 37203	Send Tax Bills To: **Liberty Federal Credit Union** **PO Box 5129** **Evansville, IN, 47116-5129**	Tax Information: Tax Parcel ID No. 104-02-1L-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **3135 Parthenon Ave LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Gencay and Abraham Gencay, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 3135 PARTHENON AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3135 PARTHENON AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument Number 20160907-0093855 and amended in Instrument No. 20220510-0053493 and Instrument No. 20231023-0082713, in the Register's office for 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 part of the same property conveyed to 3135 Parthenon Ave, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from William A. Trapp, married and Boulevard Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220510-0053492, in the Register's office of Davidson County, Tennessee, dated May 05, 2022 and recorded on May 10, 2022.
Being part of the same property conveyed to William A. Trapp, married and Boulevard Nashville, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from William A. Trapp, married, of record in Instrument No. 20220201-0011483, in the Register's office of Davidson County, Tennessee, dated January 20, 2022 and recorded on February 01, 2022.
Being part of the same property conveyed to William A. Trapp, a married man, by Warranty Deed from Edward A. Mede, a married man, of record in Instrument No. 20211213-0164626, in the Register's office of Davidson County, Tennessee, dated December 09, 2021 and recorded on December 13, 2021.

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 record.

Taxes for the year 2026, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 82 and 83, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160907-0093855 and First Amendment Recorded on Instrument No 20220510-0053493, and Second Amendment in Instrument No. 20231023-0082713, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of record in Instrument Number 20160921-0099276, in the Register's Office for Davidson County, Tennessee.
Agreement for dedication of Public Right of way in favor of the Metropolitan Government of Nashville and Davidson County in Instrument No. 20231026-0083890, said Register's Office.

Agreement for dedication of Public Right of way in favor of the Metropolitan Government of Nashville and Davidson County in Instrument No. 20231026-0083889, said Register's Office.

This is improved property located at 3135 Parthenon Ave #B Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2025.

3135 Parthenon Ave, LLC

BY: Boulevard Nashville, LLC, its Member and Chief Executive Manager

BY: _____
Samuel C. Logan, Chief Operating Manager

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Samuel C. Logan, Chief Operating Manager of Boulevard Nashville LLC, Manager of 3135 Parthenon Ave, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Operating Manager of Boulevard Nashville LLC, Manager of 3135 Parthenon Ave, LLC, the within named bargainor, and that he as such Chief Operating Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its Authorized Agent.

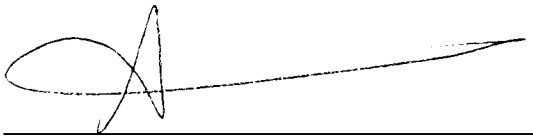
Witness my hand, at office, this 20th day of November, 2025.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Feb. 28, 2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 **November 20, 2025**



Affiant Signature — **11/21/2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **November 21, 2025**



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

