Karen Johnson Davidson County
Batch# 1357386 DEEDWARRSP
12/12/2025 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $9,779.10
20251212-0099106

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,643,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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).
Timothy R. Flynn, TTEE Timothy R. Flynn 2011 GST-Exempt Trust 9974 Mason Mill Rd. Herndon, KY 42236	NEW OWNER	104 02 2N 312.00

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 **Timothy R. Flynn, TTEE Timothy R. Flynn 2011 GST-Exempt Trust**, 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:

Land in Davidson County, Tennessee being Unit No. 409 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. 409 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 REVISED MAP 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; Correction at Instrument No. 20221219-0131175; Resubdivision of Lot 3 in Instrument No. 20241205-0094611.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20221230-0133899; amended at Instrument Nos. 20240424-0029455 and 20250616-0046937.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211220-0167911; amended at Instrument No. 20221230-0133898; Assignment of Declarant's Rights at Instrument Nos. 20230104-0000467, 20240423-0029235, 20240529-0039736, and 20240529-0039737.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200923-0109227.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 401, Page 160; Book 535, Page 686; Book 571, Page 465; Book 573, Page 58; Book 647, Page 310.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20230314-0018401 and Instrument No. 20201013-0118806.

Charter for Parthenon Master Condominium Association, Inc. recorded as 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 #509, 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 11 day of December, 2025.

Parthenon II Holdings DE LLC, a Delaware limited liability company

BY: _____
Chris Barnhizer
Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

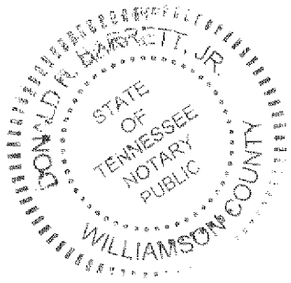
Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Chris Barnhizer, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himselff to be an Authorized Agent (or other officer authorized to execute the instrument) of Parthenon II Holdings DE LLC, 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 11 day of December, 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

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 11 day of December, 2025.

K. Thomas Sidwell
Date: 12/11/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 11 day of December, 2025.

Notary Public
My Commission Expires: 1-21-26

