WARRANTY DEED

Karen Johnson Davidson County
Batch# 1396528 DEEDWARR
03/24/2026 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20260324-0023287

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MARCH, 2026.

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glenn Munroe	New Owner	104-02-2M-008.00
(NAME)	(NAME)	
303 31st Avenue N, Unit 212	3120 Gecko Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Pinckney, MI 48169	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wanda J. Duke, as Trustee of the Wanda J. Duke Revocable Trust dated December 20, 2017,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Glenn Munroe and Tina Munroe, husband and wife,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 8, on the Odyssey Condominium Plat, filed as Exhibit to and established by Declaration for Odyssey Condominium, of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308, Instrument No. 20230322-0020648, as corrected in Instrument No. 20230616-0046166, 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 the same property conveyed to Wanda J. Duke, as Trustee of the Wanda J Duke Revocable Trust dated December 20, 2017 by Special Warranty Deed from Parthenon Holdings DE LLC, a Delaware Limited Liability Company, dated 08/01/2023, of record in Instrument No. 20230801-0059374, as corrected in Instrument No. 20230817-0064308, Register's Office for Davidson County, Tennessee.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 303 31st Avenue N, Unit 212, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2845214
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 4 day of March, 2026.

Wanda J. Duke Revocable Trust dated
December 20, 2017

By: Wanda J. Duke
Wanda J Duke, Trustee

State of Ohio
County of Fairfield

Before me, the undersigned authority, a Notary Public within and for the County and State, appeared by means of two-way video and audio conference technology, Wanda J. Duke, as Trustee of the Wanda J. Duke Revocable Trust dated December 20, 2017, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4 day of March, 2026.

Esther Rosa
Notary Public:
My Commission Expires: 10/16/2027



ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 _____ (date of document)

Regina Sullo

Affiant Signature

3/6/2026

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 6 day of March, 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202603240023287