Karen Johnson Davidson County
Batch# 1399743 DEEDWARR
03/31/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260331-0025362

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED FIFTY THOUSAND AND 00/100 (650,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF MARCH, 2026.

KATHERINE COOPER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029 DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 07/02/29

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
AYAD INVESTMENTS LLC (NAME)	**NEW OWNER** (NAME)	**104 02 2M 075.00**
4532 SKYWOOD LANE NASHVILLE, TN 37207 (ADDRESS)	**4532 SKYWOOD LANE NASHVILLE, TN 37207** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of March, 2026, the undersigned, **T&T DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **AYAD INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **303 31ST AVENUE NORTH, #517, NASHVILLE, TN 37203** and more particularly described as follows:

Located in Davidson County, Tennessee, being Unit No. 75, 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 Scrivener's Affidavit recorded in Instrument No. 20230616-0046166, and further 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 the same property conveyed to T & T Development, LLC, a Tennessee limited liability company, by Special Warranty deed from Parthenon Holdings DE LLC, a Delaware limited liability company, of record in Instrument No. 20230817-0064172, in the Register's Office of Davidson County, Tennessee, dated August 15, 2023 and recorded on August 17, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of March, 2026.

GRANTOR: _____

T&T Development, LLC, a Tennessee Limited Liability Company
By: Thomas A. Panoplos
Its: Registered Agent

STATE OF Illinois)
COUNTY OF Cook)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, **THOMAS A. PANOPLOS,** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **T&T DEVELOPMENT, LLC**, as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **T&T DEVELOPMENT, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 25th day of March, 2026.

_____ 09/08/2029
Notary Public My Commission Expires

Official Seal
JEREMY SCOTT FRIEDMAN
Notary Public, State of Illinois
Commission No. 1016707
My Commission Expires September 8, 2029

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 03/25/2026.

John Cobb Rochford

Date: 03/25/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 03/25/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29