Karen Johnson Davidson County
Batch# 1427322 DEEDWARRSP
06/02/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $6,715.50
20260602-0049639

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,815,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2026. Notary Public MY COMMISSION EXPIRES: 6-3-28 (AFFIX SEAL)

KRISTINA MARTINEZ
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).
Diana Margaret Wright 3205A Aklen Ave Nashville, TN 37212	NEW OWNER 3205A Aklen Ave Nashville, TN 37212	104 06 4B 001.00

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, **Richland Building Partners, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Diana Margaret Wright, unmarried**, 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 A of Homes at 3205 Acklen Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3205 Acklen Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220811-0091289, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3205 Acklen Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220811-0091289, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Richland Building Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Torne White and Sandy White, husband and wife, of record in Instrument No. 20220811-0091288, in the Register's Office for Davidson County, Tennessee, dated August 08, 2022, recorded on August 11, 2022.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
County of DAVIDSON taxes for the year 2026 and thereafter, not yet due and payable.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220811-0091289 amended in Instrument No. 20240820-0063739, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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 3205A Aklen Ave, Nashville, TN 37212.

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 1 day of June, 2026.

Richland Building Partners, LLC, a Tennessee 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 himself to be a Authorized Agent (or other officer authorized to execute the instrument) of Parthenon II Holdings DE LLC, a Delaware limited liability company, the within named bargainor, a Delaware limited liability company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, at office, this 1 day of June, 2026.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 7/25/29

DONALD R. BARRETT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 1 day of May, 2026.

K. Thomas Sidwell
Date: 06/01/2026

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 01 day of June, 2026.

Notary Public
My Commission Expires: 12-1-29

