Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260454231

Karen Johnson Davidson County
Batch # 1440462 DEEDWARR
06/30/2026 09:53:11 AM 2 pgs
Fees: $13.00 Taxes: $5,735.00
20260630-0058928

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Renkens and Amy Renkens 3135 Parthenon Ave #A Nashville TN 37203	New Owner	Tax Parcel ID No. 104-02-1L-001.00-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 **Joshua Renkens and Amy Renkens, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 3135 Parthenon Avenue Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" 3135 Parthenon Avenue in Instrument No. 20160907-0093855 amended in Instrument No. 20220510-0053493 and Instrument No. 20231023-0082713, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being 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 Register's Office for Davidson County, Tennessee, dated May 5, 2022 and recorded on May 10, 2022.

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.

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 #A 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 29th day of June, 2026.

3135 Parthenon Ave LLC

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

BY: _____
Clayton B. Tate, Chief Executive Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton B. Tate, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Chief Executive Manager of Boulevard Nashville, LLC, Manager of 3135 Parthenon Ave, LLC the within named bargainor, a Tennessee limited liability company, and that he as such Chief Executive Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Chief Executive Manager.

Witness my hand, at office, this 29th day of June, 2026.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030