WARRANTY DEED

Karen Johnson Davidson County
Batch# 1467732 DEEDWARR
09/03/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $9,710.28
20260903-0081714

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,624,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curtis Kemp Abdo and Eve Shari Abdo	New Owner	104 02 2N 403.00
(NAME) 321 31st Ave N, Unit 505	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **Condos at the Park, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Curtis Kemp Abdo and Eve Shari Abdo, 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:

Land in Davidson County, Tennessee being Unit No. 505, 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. 505, pursuant to and as set forth in the Declaration for Athena Condominium Declaration.

Being part of the same property conveyed to Condos at the Park, LLC, a Tennessee limited liability company by Quitclaim Deed from Parthenon II Holdings DE LLC, a Delaware limited liability company, dated 02/26/2026, of record in Instrument No. 20260306-0018337, 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 ☒ 321 31st Ave N, Unit 505, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of August, 2026.

Condos at the Park, ~~LLC~~, a Tennessee
limited liability company

By: _____
Donald R. Barrett, Jr., Authorized Agent

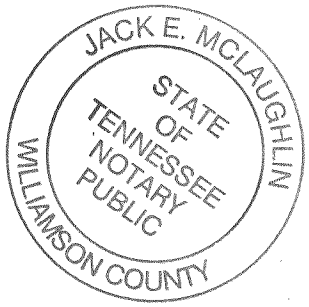
State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent of Condos at the Park LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Donald R. Barrett, Jr., as such Authorized Agent.

Witness my hand and Official seal this 28th day of August, 2026.

_____
Notary Public:
My Commission Expires: 2/23/30

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215



CERTIFICATE OF AUTHENTICITY

I, Theresa L. Smith, 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 8/28, 2026.

Affiant
Date: 8/31, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31 day of August, 2026.

Notary Public

My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY