Karen Johnson Davidson County
Batch# 1475338 DEEDWARR
09/21/2026 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20260921-0087325

Name and Address of New Owner:
Luciano Trenton and Rhiannon Anderson
303 31st Avenue North #203
Nashville, TN 37203

Send Tax Bills To:
NEWREZ LLC
1100 VIRGINIA DR, STE 125
FORT WASHINGTON, PA 19034

This Instrument Prepared By:
Mason Lillie powered by Bell Land Title
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-314

Map & Parcel No: 104 02 2M 014.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Sworn to and subscribed before me this 8th day of September, 2026.

Notary Signature
My commission expires: 11/5, 2029

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nicholas Sheltrown and Patricia Sheltrown, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Luciano Trentoni and Rhiannon N. Anderson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Located in Davidson County, Tennessee, Being Unit No. 14, 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 and Instrument No. 20230322-0020648, as corrected in Instrument No. 20230616-0046166 and 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 Nicholas Sheltrown, and Patricia Sheltrown, husband and wife, by Warranty Deed from Jonathan David Sexton, and Stephanie Danielle Sexton, of record in Instrument No. 20240910-0069521, in the Register's Office of Davidson County, Tennessee, dated September 04, 2024 and recorded on September 10, 2024.

Being the same property conveyed to Jonathan David Sexton and Stephanie Danielle Sexton, husband and wife, by Special Warranty Deed from Parthenon Holdings DE LLC, a Delaware limited liability company, of record in Instrument No. 20230802-0059713, in the Register's Office of Davidson County, Tennessee, dated August 02, 2023 and recorded on August 02, 2023.

This property more commonly known as 303 31st Avenue North, #203, Nashville, TN 37203

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Notarized remotely using audio-video communication technology via Proof.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of September, 2026.

Patricia Sheltrown (SEAL)
Patricia Sheltrown

Nicholas Sheltrown (SEAL)
Nicholas Sheltrown

STATE OF TENNESSEE
COUNTY OF Montgomery

On this 8th day of September, 2026, before me personally appeared Patricia Sheltrown and Nicholas Sheltrown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2026.

Slayder Shermaine Betts
Notary Signature
My commission expires: 11/15/2028



Online Notary Public
My Commission Expires
November 15, 2028

Slayder Shermaine Betts
County of Montgomery
My Commission Expires 11/15/2028

Notarized remotely using audio-video communication technology via Proof.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 8, 2026

Affiant Signature

18th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028