Karen Johnson Davidson County
Batch# 952367 DEEDWARR
12/16/2022 11:11:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20221216-0130303

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me
this 13 day of Dec, 2022.

NOTARY PUBLIC
Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

ADDRESS OF NEW OWNER:
Parthenon Holdings DE LLC
4012 Hillsboro Pike, Suite 9
Nashville, TN 37215

SEND TAX BILLS TO:
Owner

Map/Parcel **104-02-2L-001.00**
104-02-2L-002.00
104-02-2L-003.00

INSTRUMENT OF CORRECTION OF WARRANTY DEED

WHEREAS, Parthenon Investments LLC, a Tennessee limited liability company conveyed to Parthenon Holdings DE LLC, a Delaware limited liability company certain real estate located in Davidson County Tennessee the same of which appears of record at Instrument No. 20210701-0089554 Register's Office for Davidson County, Tennessee; and

WHEREAS, the description of the real estate conveyed was in error as it failed to contain all of the real estate that was intended to be conveyed; and

WHEREAS, by their signatures hereto, the parties desire to correct the Warranty Deed of record at Instrument No. 20210701-0089554 Register's Office for Davidson County, Tennessee to supplement the legal description contained on the Warranty Deed by replacing the legal description contained therein with the complete and intended legal description as follows effective with the original date of transfer:

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Parthenon Investments LLC, a Tennessee limited liability company ("Grantor")** hereby convey all of is right title and interest in and to the hereinafter described property to **Parthenon Holdings DE LLC, a Delaware limited liability company** ("**Grantee**") its successors and assigns. Said property conveyed herein is described as follows:

See Exhibit A

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said

land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons. 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.

Witness our hand this 15 day of Dec, 2022.

GRANTOR:

Parthenon Investments, LLC

By: Chris Barnhizer
Its: Authorized Agent

Acknowledged and Consented to by:
GRANTEE:

Parthenon Holdings DE LLC

By: Chris Barnhizer
Its: Authorized Agent

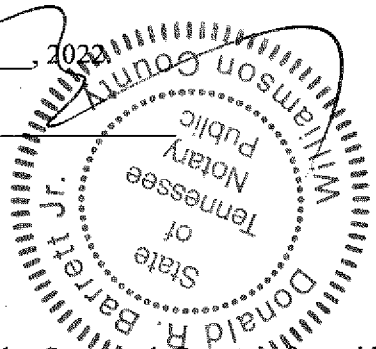
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Barnhizer with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and who further proved himself to be the Authorized Agent of Parthenon Investments LLC, a Tennessee limited liability company, the bargainor, and wo, being Authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 15 day of [signature], 2022.

Notary Public

My Commission Expires: 8/10/25



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Barnhizer with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and who further proved himself to be the Authorized Agent of Parthenon Holdings DE LLC, a Delaware limited liability company, the bargainor, and wo, being Authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 15 day of [signature], 2022.

Notary Public

My Commission Expires:

8/10/25

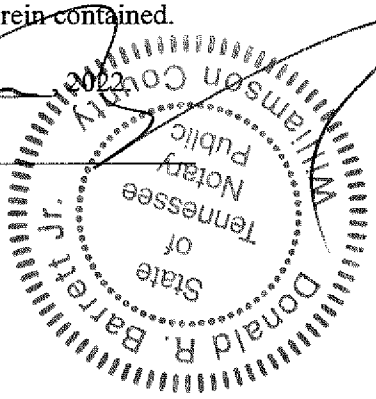


EXHIBIT A

SURVEYED PROPERTY DESCRIPTION

Being a portion of land situated in the 21th Council District of Davidson County, Tennessee, being all of lots 39, 40, 41, 52 thru 56 & 61 & 62 on the Revised Plan of West End Park Plat Book 421, page 83, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and the closed portion of Alley Number 691 by Council Bill BL2019-36, and is more particularly described as follows;

Commencing at the approximate centerline intersection of Avoca Street and Long Boulevard, thence North 14°19' East, a distance of 45.4+/- feet to an mag-nail set by Dale and Associates, having a stamped washer, at the northeast intersection of the margin of Long Boulevard and Avoca Street, at approximate Tennessee state plane coordinate location of, N:660,956.06, E:1,727,138.67, at the southwesterly most corner of Lot 41 of the subject property and being the point of beginning of herein described land;

thence with the margin of Avoca Street, North 16°42'03" West, a distance of 149.26 feet to a 1/2" iron rod found, set by RLS #2287;

thence continuing with said margin, North 16°40'49" West, a distance of 142.66 feet to a 5/8" iron rod found, having no cap at the southerly margin of Alley number 701;

thence leaving Avoca Street, with the southerly margin of Alley number 701, North 58°41'06" East, a distance of 261.15 feet to a mag-nail found on the westerly margin of a portion of the closed Alley number 691, by Council Bill BL2019-36;

thence with the abandoned alley and continuing with Alley number 701, North 58°41'06" East, a distance of 36.90 feet to a point at the intersection of the end of the two alleys;

thence with the end of alley number 701 and with the easterly margin of alley number 691, North 04°32'51" East, a distance of 203.70 feet to a mag-spike set by Dale and Associates, having a washer on the southerly margin of Parthenon Avenue at the northeast corner of Artesia Condominiums, of record in instrument number 20090706-0062835, R.O.D.C., TN;

thence with said margin, North 58°37'52" East, a distance of 138.54 feet to a 1/2" iron rod found, set by cherry, on the westerly end of a radius return;

thence with the radius return, with a curve turning to the right with an arc length of 45.66 feet, with a radius of 22.00 feet, with a chord bearing of South 61°55'00" East, with a chord length of 37.89 feet to a point at the south end of the radius return on the westerly margin of 31st Avenue North;

thence with a compound curve turning to the right with an arc length of 40.62 feet, with a radius of 363.50 feet, with a chord bearing of South 00°44'14" West, with a chord length of 40.60 feet to a point / an iron rod found;

thence, South 03°56'20" West, a distance of 230.25 feet to a point / an iron rod found;
thence, South 04°36'34" West, a distance of 358.81 feet to to a 1/2" iron rod found, set by cherry, at the northwest intersection of margins of 31st Avenue North and Long Boulevard;

thence leaving the intersection with the northerly margin of Long Boulevard, South 77°42'53" West, a distance of 300.37 feet to the point of beginning of herein described land, having an area of 166,072.62 square feet or 3.81 acres more or less;

This description was taken from a Boundary Survey for a final plat, by Dale and Associates under project number 19072, dated January 29, 2019, Updated to an ALTA/NSPS Land Title Survey on June 11, 2021 and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 11, 2021;

Being a lots 61 & 62 of the same property conveyed to Parthenon Investments, LLC, Quitclaim Deed, dated July 9, 2019, from Ginsberg Family Partnership, L.P., as recorded in Instrument Number 20190715-0068585, R.O.D.C., TN;

Being a lots 39, 40, 52 & 56 of the same property conveyed to Parthenon Investments, LLC, Special Warranty Deed, dated June 7, 2019, from Mildred Hudgins Realty, LLC, (50.5%) and Leigh-Land Stables, LLC. (49.5%) as recorded in Instrument Number 20190610-0055300, R.O.D.C., TN;

Being a lot 53 of the same property conveyed to Parthenon Investments, LLC, Warranty Deed, dated July 11, 2019, from Alan D. Adams, Inc., a Tennessee Corporation as recorded in Instrument Number 20190712-0068271, R.O.D.C., TN;

Being a lots 54 & 55 of the same property conveyed to Parthenon Investments, LLC, Quitclaim Deed, dated June 5, 2019, from St. Joseph Properties, LLC, a Tennessee limited liability company as recorded in Instrument Number 20190610-0055299, R.O.D.C., TN;

Also known as Lots 1, 2 and 3, as shown on plat of West End Park Consolidation, of record in Instrument No. 20210924-0128801 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description
of said property.

Being part of that property conveyed to St. Joseph Properties, LLC, a Tennessee limited liability company, by Warranty Deed from LKJ Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20190313-0023200 in the Register's Office of Davidson County, Tennessee, dated March 8, 2019, and recorded on March 13, 2019. (as to Lot 55; Book 421, Pages 82-83)

Being part of that property conveyed to St. Joseph Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Thompson Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20190313-0023205 in the Register's Office of Davidson County, Tennessee, dated March 8, 2019, and recorded on March 13, 2019. (as to Lot 54; Book 421, Pages 82-83)

Being part of that property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from St. Joseph Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20190610-0055299 in the Register's Office of Davidson County, Tennessee, dated June 6, 2019, and recorded on June 10, 2019. (as to Lots 54 and 55; Book 421, Pages 82-83)

Being part of that property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from Mildred Hudgins Realty, LLC, a Tennessee limited liability company, as to an undivided fifty and one half percent (50.5%) interest and Leigh-Land Stables, LLC, a Tennessee limited liability company, as to an undivided forty-nine and one-half percent (49.5%) interest of record in Instrument No. 20190610-0055300 in the Register's Office of Davidson County, Tennessee, dated June 7, 2019, and recorded on June 10, 2019. (as to Lot 56 and part of Lot 40;
Book 421, Pages 82-83)

Being part of that property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Alan D. Adams, Inc., a Tennessee corporation, of record in Instrument No. 20190712-0068271 in the Register's Office of Davidson County, Tennessee, dated July 11, 2019, and recorded on July 12, 2019. (as to part of Lot 53; Book 421, Pages 82-83)

Being part of that property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from Cumberland Trust and Investment Company and J. Kenneth Jacobs, Trustees (and their successors in trust) of the Woodside 2015 Family Trust; Elizabeth G. Tannenbaum; Betty G. Anderson, Trustee (and her successor in trust) of the Betty G. Anderson Trust; Karen G. King; David O. Tannenbaum; Danielle I. Tannenbaum; Gemini R. Anderson; Michael S. and Stephanie F. King, of record in Instrument No. 20190715-0068584 in the Register's Office of Davidson County, Tennessee, dated July 11, 2019, and recorded on July 15, 2019. (as to part of Lots 61 and 62; Book 421, Pages 82-83)

Being part of that property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ginsberg Family Partnership, L.P., a Tennessee limited partnership, of record in Instrument No. 20190715-0068585 in the Register's Office of Davidson County, Tennessee, dated July 9, 2019, and recorded on July 15, 2019. (as to part of Lots 61 and 62; Book 421, Pages 82-83)

Being part of that property conveyed to Parthenon Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Avoca, LLC, of record in Instrument No. 20190903-0088474 in the Register's Office of Davidson County,
Tennessee, dated August 30, 2019, and recorded on September 3, 2019. (as to Lot 41; Book 421, Pages 82-83)

Being part of that certain Alley Number 691 right-of-way and easement abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, of record in Ordinance No. BL2019-36 in the Metropolitan Clerk's Office and approved on November 22, 2019.

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 15 day of December, 2022.

K. Thomas Sidwell
Date: 12-15-2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 15 day of December, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

