Karen Johnson Davidson County
Batch# 1124755 DEEDQC
04/19/2024 08:02:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20240419-0027969

FROM: NP 79, LLC, a Delaware limited liability company

TO: 2325 Zermatt Avenue, LLC, a Delaware limited liability company

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
2325 Zermatt Avenue, LLC 9800 Wilshire Blvd. Suite 106 Beverly Hills, CA 90212 Attn: Andrew Berman	2325 Zermatt Avenue, LLC 9800 Wilshire Blvd. Suite 106 Beverly Hills, CA 90212 Attn: Andrew Berman	See Exhibit B attached hereto and incorporated by reference

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THIS INSTRUMENT PREPARED BY: Philip F. Head, Esq., Holland & Knight, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **NP 79, LLC**, a Delaware limited liability company, hereinafter called "Grantor," by these presents, does hereby quitclaim and convey all its right, title and interest to **2325 ZERMATT AVENUE, LLC**, a Delaware limited liability company, hereinafter called "Grantee", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property located at the addresses as set forth on Exhibit B, which is attached hereto and incorporated by reference.

Executed effective as of this 16th day of April, 2024

[*signature page follows*]

GRANTOR:

NP 79, LLC,
a Delaware limited liability company

By: Fundrise Advisors LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Brandon Jenkins
Title: Chief Operating Officer

~~THE STATE OF~~ District Of §
§
~~COUNTY~~ OF Columbia §

This instrument was acknowledged before me on April 8, 2024, by Brandon Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Operating Officer of Fundrise Advisors LLC, a Delaware limited liability company, the Manager of NP 79, LLC, a Delaware limited liability company, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the foregoing.

_____
Notary Public, ~~State of~~ District Of Columbia

EMILY KAY REIDER
NOTARY PUBLIC
MY COMMISSION EXPIRES
12 14 2027
DISTRICT OF COLUMBIA

~~STATE OF~~ District Of _____)
~~COUNTY OF~~ Columbia)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

_____
Affiant: Brandon Jenkins

Subscribed and sworn to before me, this the 8 day of April, 2024.

_____
Notary Public

My Comm. Expires: 12/14/2027

EMILY KAY REIDER NOTARY PUBLIC MY COMMISSION EXPIRES 12 14 2027 DISTRICT OF COLUMBIA

EXHIBIT A

The Property

Being a tract of land lying in the 4th Council District of Davidson County, Tennessee, and being a portion of Lot 3 of Hickory Commercial Park, Section 1, as recorded in Plat Book 6900, Page 803, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western right of way (ROW) of Zermatt Avenue, bounded on the south by a portion of said Lot 3, said portion of Lot 3 being NP 81, LLC as recorded in Instrument Number 20200925-0110612, RODC, bounded on the west by 100 Enclave Circle 1 LLC et al as recorded in Instrument Number 20221216-0130427, RODC, and bounded on the north by O.I.C. Rosemont Townhomes as recorded in Instrument Number 20070517-0059078. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found p.k. nail lying on said western ROW of Zermatt Avenue and being the southeast corner of said O.I.C. Rosemont Townhomes. Thence with said western ROW of Zermatt Avenue with a curve to the left having an arc length of 238.06 feet, a central angle of 21°15'52", a radius of 641.44 feet, and having a chord bearing and distance of South 00°54'24" West 236.70 feet to a found iron rod with cap stamped "Wamble"; thence leaving said ROW of Zermatt Avenue and with the common line of said NP 81, LLC with the following: South 75°01'41" West 108.67 feet to a found iron rod with cap stamped "Wamble"; thence South 37°26'38" West 29.44 feet to a found 1/2" iron rod; thence South 68°32'41" West 66.00 feet to a found iron rod with cap stamped "Wamble"; thence South 21°27'19" East 16.83 feet to a found iron rod with cap stamped "Wamble"; thence South 68°32'41" West 88.19 feet to a found iron rod with cap stamped "Wamble"; thence South 39°33'36" West 70.67 feet to a found 3/8" iron rod; thence with a curve to the left having an arc length of 104.37 feet, a central angle of 33°47'03", a radius of 177.00 feet, and having a chord bearing and distance of North 67°19'56" West 102.86 feet to a found 3/8" iron rod; thence North 84°13'27" West 71.19 feet to a found 3/8" iron rod; thence with a curve to the left having an arc length of 39.40 feet, a central angle of 90°18'15", a radius of 25.00 feet, and having a chord bearing and distance of South 50°37'25" West 35.45 feet to a found 3/8" iron rod; thence North 84°13'27" West 46.00 feet to a found 3/8" iron rod; thence North 05°46'33" East 61.00 feet to a point; thence North 84°13'27" West 159.11 feet to a found iron rod with cap stamped "Wamble"; thence with the common line of said 100 Enclave Circle 1 LLC etal with the following: North 02°36'22" East 76.33 feet to a point found 5/8" iron rod; thence North 04°52'27" East 161.41 feet to a found 1/2" iron rod; thence North 08°52'02" East 213.07 feet to a found 5/8" iron rod; thence North 05°18'46" East 187.15 feet to a point; thence North 08°21'54" East 32.10 feet to a point; thence with the common line of said O.I.C. Rosemont Townhomes with the following: South 84°13'27" East 154.44 feet to a point; thence South 05°46'33" West 413.46 feet to a found 3/8" iron rod; thence South 84°13'27" East 46.00 feet to a found p.k. nail; thence North 05°28'18" East 5.00 feet to a found p.k. nail; thence with a curve to the right having an arc length of 39.40 feet, a central angle of 90°18'15", a radius of 25.00 feet, and having a chord bearing and distance of North 50°37'25" East 35.45 feet to a found p.k. nail; thence South 84°13'27" East 26.58 feet to a found p.k. nail; thence with a curve to the left having an arc length of 109.35 feet, a central angle of 25°15'47", a radius of 248.00 feet, and having a chord bearing and distance of North 83°08'39" East 108.47 feet to a found p.k. nail; thence North 70°30'46" East 185.55 feet to a found iron rod with cap stamped "Wamble"; thence with a curve

to the right having an arc length of 77.71 feet, a central angle of 19°36'50", a radius of 227.00 feet, and having a chord bearing and distance of North 80°19'11" East 77.33 feet to a point; thence with a curve to the right having an arc length of 12.26 feet, a central angle of 28°06'23", a radius of 25.00 feet, and having a chord bearing and distance of South 75°49'13" East 12.14 feet to a found p.k. nail; thence with a curve to the left having an arc length of 10.93 feet, a central angle of 22°22'30", a radius of 28.00 feet, and having a chord bearing and distance of South 72°57'16" East 10.87 feet to a found p.k. nail; thence with a curve to the left having an arc length of 14.73 feet, a central angle of 03°48'07", a radius of 222.00 feet, and having a chord bearing and distance of South 82°12'32" East 14.73 feet to a found p.k. nail; thence with a curve to the right having an arc length of 40.09 feet, a central angle of 91°53'04", a radius of 25.00 feet, and having a chord bearing and distance of South 34°24'12" East 35.93 feet to the point of beginning.

Tract contains 274,990 square feet or 6.31 acres more or less.
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to NP 79, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20200925-0110611, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Map and Parcels

161-15-0-C-301-00CO	Unit 301	3705 Lausanne Drive
161-15-0-C-302-00CO	Unit 302	3707 Lausanne Drive
161-15-0-C-303-00CO	Unit 303	3709 Lausanne Drive
161-15-0-C-304-00CO	Unit 304	3711 Lausanne Drive
161-15-0-C-305-00CO	Unit 305	3713 Lausanne Drive
161-15-0-C-306-00CO	Unit 306	3715 Lausanne Drive
161-15-0-C-307-00CO	Unit 307	3717 Lausanne Drive
161-15-0-C-308-00CO	Unit 308	3719 Lausanne Drive
161-15-0-C-309-00CO	Unit 309	3723 Lausanne Drive
161-15-0-C-310-00CO	Unit 310	3725 Lausanne Drive
161-15-0-C-31 1-00CO	Unit 311	3727 Lausanne Drive
161-15-0-C-312-00CO	Unit 312	3729 Lausanne Drive
161-15-0-C-313-00CO	Unit 313	3731 Lausanne Drive
161-15-0-C-314-00CO	Unit 314	3733 Lausanne Drive
161-15-0-C-315-00CO	Unit 315	3551 Steffisburg Drive
161-15-0-C-316-00CO	Unit 316	3553 Steffisburg Drive
161-15-0-C-317-00CO	Unit 317	3555 Steffisbug Drive
161-15-0-C-318-00CO	Unit 318	3557 Steffisburg Drive
161-15-0-C-319-00CO	Unit 319	3559 Steffisburg Drive
161-15-0-C-320-00CO	Unit 320	3561 Steffisburg Drive
161-15-0-C-321-00CO	Unit 321	3770 Steffisburg Drive
161-15-0-C-322-00CO	Unit 322	3768 Steffisburg Drive
161-15-0-C-323-00CO	Unit 323	3766 Steffisburg Drive
161-15-0-C-324-00CO	Unit 324	3764 Steffisburg Drive
161-15-0-C-325-00CO	Unit 325	3762 Steffisburg Drive
161-15-0-C-326-00CO	Unit 326	3760 Steffisburg Drive
161-15-0-C-327-00CO	Unit 327	3758 Steffisburg Drive
161-15-0-C-328-00CO	Unit 328	3756 Steffisburg Drive
161-15-0-C-329-00CO	Unit 329	3748 Steffisburg Drive #708
161-15-0-C-330-00CO	Unit 330	3748 Steffisburg Drive #710
161-15-0-C-331-00CO	Unit 331	3748 Steffisburg Drive #712
161-15-0-C-332-00CO	Unit 332	3748 Steffisburg Drive #707
161-15-0-C-333-00CO	Unit 333	3748 Steffisburg Drive #709
161-15-0-C-334-00CO	Unit 334	3748 Steffisburg Drive #711
161-15-0-C-335-00CO	Unit 335	3748 Steffisburg Drive #702
161-15-0-C-336-00CO	Unit 336	3748 Steffisburg Drive #704
161-15-0-C-337-00CO	Unit 337	3748 Steffisburg Drive #706
161-15-0-C-338-00CO	Unit 338	3748 Steffisburg Drive #701
161-15-0-C-339-00CO	Unit 339	3748 Steffisburg Drive #703
161-15-0-C-340-00CO	Unit 340	3748 Steffisburg Drive #705
161-15-0-C-341-00CO	Unit 341	2348 Zennatt Avenue
161-15-0-C-342-00CO	Unit 342	2346 Zennatt Avenue

161-15-0-C-343-00CO	Unit 343	2344 Zennatt Avenue
161-15-0-C-344-00CO	Unit 344	2342 Zennatt Avenue
161-15-0-C-345-00CO	Unit 345	2340 Zennatt Avenue
161-15-0-C-346-00CO	Unit 346	2338 Zennatt Avenue
161-15-0-C-347-00CO	Unit 347	2336 Zennatt Avenue
161-15-0-C-348-00CO	Unit 348	2334 Zennatt Avenue
161-15-0-C-349-00CO	Unit 349	2332 Zennatt Avenue
161-15-0-C-350-00CO	Unit 350	2330 Zennatt Avenue
161-15-0-C-351-00CO	Unit 351	2328 Zennatt Avenue
161-15-0-C-351-00CO	Unit 352	2326 Zennatt Avenue
161-15-0-C-900-00CO	Condominium Common Area	3705 B Lausanne Drive

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 April 16, 2024 (date of document).

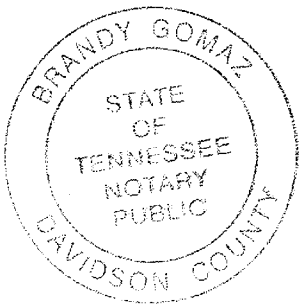
Patrick S. Bennett
Affiant Signature

April 18, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of April, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25