Karen Johnson Davidson County
Batch# 1135452 DEEDQC
05/15/2024 01:59:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240515-0036051

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

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

ADDRESS OF NEW OWNER:
Parthenon II Holdings DE LLC
303 31st Avenue North No. 105

Nashville, TN 37203

AFFIANT

MADELYN HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SEND TAX BILLS TO:
Owner

Subscribed and sworn to before me
this 15 day of May, 2024.

Madelyn Hill
NOTARY PUBLIC
My Commission Expires: 3/8/28

Map/Parcel **104 -02-2-L-001 CO**
SEE ATTACHED

QUITCLAIM DEED

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

Land in Davidson County, Tennessee being Unit No 3 of that certain declaration for Parthenon Master Condominium Association 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. 3 pursuant to and as set forth in the Declaration for Parthenon Master Declaration.

Being part of the same property conveyed to Parthenon Holdings DE LLC, a Delaware limited liability company by deed from Parthenon Investments LLC, a Tennessee limited liability company of record at Instrument No. 20220216-0130303 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 15 day of MAY, 2024

Parthenon Holdings DE LLC

By: Chris Barnhizer
Its: Authorized Agent

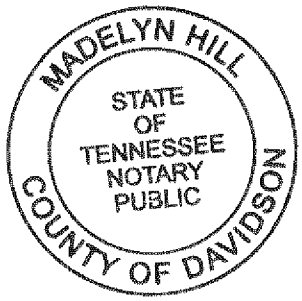
STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

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 who, 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 May, 2024.

Madelyn Hill
Notary Public

My Commission Expires: 3/8/28



EXHIBITA

Tract 1

Land in Davidson County, Tennessee being Unit No 3 of that certain declaration for Parthenon Master Condominium Association 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. 3 pursuant to and as set forth in the Declaration for Parthenon Master Declaration.

Parcel ID	Parcel Address	Owner	Legal Description
104022N10100CO	321 31ST AVE N #202	PARTHENON INVESTMENTS, LLC	UNIT 101 ATHENA CONDOMINIUM
104022N10200CO	321 31ST AVE N #203	PARTHENON INVESTMENTS, LLC	UNIT 102 ATHENA CONDOMINIUM
104022N10300CO	321 31ST AVE N #205	PARTHENON INVESTMENTS, LLC	UNIT 103 ATHENA CONDOMINIUM
104022N10400CO	321 31ST AVE N #207	PARTHENON INVESTMENTS, LLC	UNIT 104 ATHENA CONDOMINIUM
104022N10500CO	321 31ST AVE N #209	PARTHENON INVESTMENTS, LLC	UNIT 105 ATHENA CONDOMINIUM
104022N10600CO	321 31ST AVE N #211	PARTHENON INVESTMENTS, LLC	UNIT 106 ATHENA CONDOMINIUM
104022N10700CO	321 31ST AVE N #213	PARTHENON INVESTMENTS, LLC	UNIT 107 ATHENA CONDOMINIUM
104022N11400CO	321 31ST AVE N #201	PARTHENON INVESTMENTS, LLC	UNIT 114 ATHENA CONDOMINIUM
104022N00100CO	321 31ST AVE N #103	PARTHENON INVESTMENTS, LLC	UNIT 1 ATHENA CONDOMINIUM
104022N00200CO	321 31ST AVE N #105	PARTHENON INVESTMENTS, LLC	UNIT 2 ATHENA CONDOMINIUM
104022N00300CO	321 31ST AVE N #107	PARTHENON INVESTMENTS, LLC	UNIT 3 ATHENA CONDOMINIUM
104022N00400CO	321 31ST AVE N #109	PARTHENON INVESTMENTS, LLC	UNIT 4 ATHENA CONDOMINIUM
104022N00500CO	321 31ST AVE N #111	PARTHENON INVESTMENTS, LLC	UNIT 5 ATHENA CONDOMINIUM
104022N00600CO	321 31ST AVE N #113	PARTHENON INVESTMENTS, LLC	UNIT 6 ATHENA CONDOMINIUM
104022N20100CO	321 31ST AVE N #302	PARTHENON INVESTMENTS, LLC	UNIT 201 ATHENA CONDOMINIUM
104022N20200CO	321 31ST AVE N #303	PARTHENON INVESTMENTS, LLC	UNIT 202 ATHENA CONDOMINIUM
104022N20300CO	321 31ST AVE N #305	PARTHENON INVESTMENTS, LLC	UNIT 203 ATHENA CONDOMINIUM
104022N20400CO	321 31ST AVE N #307	PARTHENON INVESTMENTS, LLC	UNIT 204 ATHENA CONDOMINIUM
104022N20500CO	321 31ST AVE N #309	PARTHENON INVESTMENTS, LLC	UNIT 205 ATHENA CONDOMINIUM
104022N20600CO	321 31ST AVE N #311	PARTHENON INVESTMENTS, LLC	UNIT 206 ATHENA CONDOMINIUM
104022N20700CO	321 31ST AVE N #313	PARTHENON INVESTMENTS, LLC	UNIT 207 ATHENA CONDOMINIUM
104022N21000CO	321 31ST AVE N #310	PARTHENON INVESTMENTS, LLC	UNIT 210 ATHENA CONDOMINIUM
104022N21100CO	321 31ST AVE N #308	PARTHENON INVESTMENTS, LLC	UNIT 211 ATHENA CONDOMINIUM
104022N21200CO	321 31ST AVE N #306	PARTHENON INVESTMENTS, LLC	UNIT 212 ATHENA CONDOMINIUM
104022N21300CO	321 31ST AVE N #304	PARTHENON INVESTMENTS, LLC	UNIT 213 ATHENA CONDOMINIUM
104022N21400CO	321 31ST AVE N #301	PARTHENON INVESTMENTS, LLC	UNIT 214 ATHENA CONDOMINIUM
104022N30100CO	321 31ST AVE N #402	PARTHENON INVESTMENTS, LLC	UNIT 301 ATHENA CONDOMINIUM
104022N30200CO	321 31ST AVE N #403	PARTHENON INVESTMENTS, LLC	UNIT 302 ATHENA CONDOMINIUM

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104022N30300CO	321 31ST AVE N #405	PARTHENON INVESTMENTS, LLC	UNIT 303 ATHENA CONDOMINIUM
104022N30400CO	321 31ST AVE N #408	PARTHENON INVESTMENTS, LLC	UNIT 304 ATHENA CONDOMINIUM
104022N30500CO	321 31ST AVE N #411	PARTHENON INVESTMENTS, LLC	UNIT 305 ATHENA CONDOMINIUM
104022N30600CO	321 31ST AVE N #413	PARTHENON INVESTMENTS, LLC	UNIT 306 ATHENA CONDOMINIUM
104022N30700CO	321 31ST AVE N #415	PARTHENON INVESTMENTS, LLC	UNIT 307 ATHENA CONDOMINIUM
104022N30800CO	321 31ST AVE N #416	PARTHENON INVESTMENTS, LLC	UNIT 308 ATHENA CONDOMINIUM
104022N30900CO	321 31ST AVE N #414	PARTHENON INVESTMENTS, LLC	UNIT 309 ATHENA CONDOMINIUM
104022N31000CO	321 31ST AVE N #412	PARTHENON INVESTMENTS, LLC	UNIT 310 ATHENA CONDOMINIUM
104022N31100CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 311 ATHENA CONDOMINIUM
104022N31200CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 312 ATHENA CONDOMINIUM
104022N31300CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 313 ATHENA CONDOMINIUM
104022N31400CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 314 ATHENA CONDOMINIUM
104022N40100CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 401 ATHENA CONDOMINIUM
104022N40300CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 403 ATHENA CONDOMINIUM
104022N40400CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 404 ATHENA CONDOMINIUM
104022N40500CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 405 ATHENA CONDOMINIUM
104022N40600CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 406 ATHENA CONDOMINIUM
104022N40700CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 407 ATHENA CONDOMINIUM
104022N40800CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 408 ATHENA CONDOMINIUM
104022N40900CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 409 ATHENA CONDOMINIUM
104022N41000CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 410 ATHENA CONDOMINIUM
104022N41100CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 411 ATHENA CONDOMINIUM
104022N41200CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 412 ATHENA CONDOMINIUM
104022N41300CO	0 31ST AVE N	PARTHENON INVESTMENTS, LLC	UNIT 413 ATHENA CONDOMINIUM
104022N41400CO	321 31ST AVE N #501	PARTHENON INVESTMENTS, LLC	UNIT 414 ATHENA CONDOMINIUM

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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 15th day of MAY, 2024

K. Thomas Sidwell
Date: 5-13-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 15th day of MAY, 2024

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

