Karen Johnson
Batch # 1346237
11/14/2025 08 30 26 AM
Fees $43 00 Taxes $17,612 00

Davidson County
DEEDWARR
8 pgs

20251114-0090733

This Instrument Prepared By
Hannah K V Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner.	Send Tax Bills to:	Map-Parcel No.
Artist Lofts, LP	Artist Lofts, LP	Map 050, Parcel 70
400 Overbeck Ln, Suite 202	400 Overbeck Ln, Suite 202	Map 050, Parcel 69
Nashville, Tennessee 37204	Nashville, Tennessee 37204	Map 050, Parcel 68
		Map 050, Parcel 67
		Map 050, Parcel 65

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Million Seven Hundred Sixty Thousand and 00/100 Dollars ($4,760,000 00)

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16 day of October, 2025

Notary Public

My Commission Expires. 01/30/29

LESLEY FELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

For and in the consideration of the sum of Four Million Seven Hundred Sixty Thousand and 00/100 Dollars ($4,760,000 00), the receipt and sufficiency of which are hereby acknowledged, 3539 DICKERSON PIKE, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto ARTIST LOFTS, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 3525 Dickerson Pike, 3539 Dickerson Pike, 3537 Dickerson Pike, and 3533 Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 13th day of November, 2025.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR:

3539 DICKERSON PIKE, LLC, a Tennessee limited liability company

By: _____
Evan Holladay, Sole Member and Manager

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Evan Holladay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member and Manager of 3539 Dickerson Pike, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member and Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Sole Member and Manager.

Witness my hand and seal, at Office in the aforesaid county and state, this 10 day of October, 2025.

Lesley Felton
Notary Public

My Commission Expires: 01/30/29

LESLEY FELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A
TO GENERAL WARRANTY DEED

LEGAL DESCRIPTION

Tract 1:
A portion of the following tract of land in the 5th District, Davidson County, Tennessee. Tract being bounded on the north and west by the Amy Shonting tract as recorded in IN. 200541212014921 8, Register's Office Davidson County, Tennessee RODC., on the north and west by the Amy Shonting tract as recorded in IN. 201808300086133, on the east by the by the Children of God Open Doors tract as recorded in IN. 200303240028929, RODC, on the south and west by the Margaret and Ronald Toski tract as recorded in IN 201806220060580, RODC., on the west and south by the Metro Government tract as recoded in CR. 20130220110200, RODC., on the west and south by the Nader Karshenas tract as recorded in IN. 202002210019366, RODC., on the south by the Linda Williams tract as recorded in IN. 200602210019788, RODC and on the west by the eastern ROW of Dickerson Pike. Tract being Described as follows.

Point of beginning being an iron rod with a cap marked "Bruce Rainey" at the southwestern corner of the said Amy Shonting tract and being on said western ROW; thence with the common line of the said Amy Shonting tract South 85°35'46" East a distance of 478.45' to an iron rod new; thence North 02°26'14" East a distance of 91.16' to a ½" iron rod old; thence South 83°23'21" East a distance of 834.20' to an iron rod new; thence with the common line of the said Children of God Open Doors tract South 06°59'08" West 604.58' to an iron rod old with a cap; thence with the common line of the said Margaret and Ronald Toski tract North 84°13'49" West a distance of 240.04' to a point; thence North 84°13'49" West a distance of 486.28' to a dead tree; thence with the common line of the said Metro Government tract North 08°50'08" West a distance of 115.84' to a 5/8" iron rod old; thence South 79°46'02" West a distance of 29.87' to a point; thence North 09°07'08" West a distance of 249.65' to an iron rod old with a cap marked "Bruce Rainey"; thence North 84°30'53" West a distance of 98.91' to an iron rod old with a cap marked "Bruce Rainey"; thence North 16°47'44" West a distance of 52.48' to a point; thence North 80°47'22" West a distance of 124.16' to an iron rod new; thence with the common line of the said Linda Williams tract North 11°05'08" West a distance of 9.09' an iron rod old with a cap marked "Bruce Rainey"; thence North 83°55'51" West a distance of 178.24' to an iron rod new; thence with said western ROW North 06°16'45" West a distance of 106.43' to the point of beginning, having an area of 556,858 square feet or 12.78 acres.

Being the same property conveyed by Nesuan Naif Chalky to 3539 Dickerson Pike, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20220706-0077910, and Quitclaim Deed of record in Instrument No. 20220706-0077911, in the Register's Office for Davidson County, Tennessee.

Tract 2:
A portion of a tract of land located in Davidson County, Tn., being part of the DeMoville Tract as of record in Book 547, page 26, R.O.D C., Tn. and is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated 1-7-02 as follows:

Beginning at an iron rod (old) in the easterly margin of Dickerson Pike marking the northwest corner of the Alfred Leon Gibbs Family Limited Trust Property as of record in Book 11199, page 84, R.O.D.C., Tn. thence with said margin, South 10 degrees 31 minutes 00 seconds East 315.33 feet to a P.K. Nail marking the southwest corner of the William Dorris Property as of record in Book 9421, page 561, R.O.D.C., Tn. and the northwest corner of this described tract and the actual point of beginning for this described tract; thence, leaving said margin, with the northerly line of this described tract, South 87 degrees 40" minutes 59 seconds East 265.19 feet to a Cedar Post (old) marking the northeast corner of this described tract and a common corner of Parcel 67 on Metro Tax Map 50; thence, with the easterly line of this described tract South 09 degrees 34 minutes 35 seconds East 206.88 feet to a Cedar Post (old) marking the southeast corner of this described tract and the southwest corner of Parcel 68 on Metro Tax Map 50 and in the northerly line of Parcel 98 on Metro Tax Map 50; thence, with said northerly line and the southerly line of this described tract North 88 degrees 11 minutes 28 seconds West 261.19 feet to an lion Pipe (old) in the easterly margin of Dickerson Pike; thence, with said margin North 10 degrees 31 minutes 00 seconds West 210.00 feet to the point of beginning, containing 53,636 square feet or 1.23 acres more or less.

Being the same property conveyed to 3539 Dickerson Pike, LLC, a Tennessee limited liability company, by General Warranty Deed from Miten Patel, of record in Instrument No. 20230606-0042802, in the Register's Office for Davidson County, Tennessee.

Tract 3:
Being a portion of a tract of land lying in the 5th Council District of Davidson County, Nashville, Tennessee. Said tract being bounded on the west by 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230606-0042802, Register's Office of County, Tennessee (RODC), bounded on the north by 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230322-0020871, RODC, bounded on the east by The Metropolitan Government as recorded in Instrument Number 20131022-0110200, RODC, and bounded on the south by Mike And Karen Rippetoe as recorded in Instrument Number 20121025-0098000, RODC Said tract being more particularly described as follows.

POINT OF COMMENCEMENT being a found concrete monument lying on the eastern Right of Way of Dickerson Pike, being the northwest corner of said Rippetoe, and being ±240 feet north of the centerline intersection of said Dickerson Pike and Mulberry Downs Circle; thence with the northern line of said Rippetoe South 83°55'44" East 261.19 feet to the true and actual POINT OF BEGINNING; thence leaving said northern line of Rippetoe and with the common line of said 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230606-0042802 North 05°55'39" West 182.53 feet to a point; thence with the common line of said 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230322-0020871 North 71°06'30" East 136.55 feet to a point; thence with the common line of said Metropolitan Government with the following· South 09°03'34" East 140.24 feet to a point; thence South 80°37'45" West 58 18 feet to a point; thence South 08°58'44" East 88.33 feet to a point; thence with the common line of said Rippetoe North 83°55'44" West 89.32 feet to a point to the point of beginning. Tract contains 24,210 square feet or 0.56 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to 3539 Dickerson Pike, LLC, a Tennessee limited liability company, by General Warranty Deed from GRAYSON SMITH CANNON, Attorney-in-Fact for PEONY BROWN, Personal Representative of the Estate of JAMES ELLIS BROWN, deceased,

of record in Instrument No 20230815-0063570, in the Register's Office for Davidson County, Tennessee.

Tract 4:
Being a portion of part of the Demoville Tract of land, as of record in Book 547, page 26, Registers Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the southerly side of a proposed Alley or an easement of ten foot of land for inlet and outlet to the property being described and said point of beginning 190 feet east from the center line of the Dickerson Road; thence southerly and parallel with said road 190 feet to a point and corner of the Rinehart land; thence easterly 92 feet to a point; thence southerly 25 feet to a point; thence easterly 137 feet to a point and corner of the land herein described; thence northerly 100 feet to a point and corner; thence westerly 107 feet to a point; thence northerly 88 feet to a point; thence westerly 124 feet to a point; thence southerly 10 feet to the place of beginning.

Being the same property conveyed to 3539 DICKERSON PIKE, LLC, a Tennessee limited liability company, by Special Warranty Deed from NADER KARSHENAS, of record in Instrument No. 20230322-0020871, in the Register's Office for Davidson County, Tennessee.

Tract 5:
Being a tract of land lying in the 5th Council District of Davidson County, Nashville, Tennessee, said tract being a portion of New Level CDC as recorded in Instrument Number 20230905-0069652, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by 3539 Dickerson Pike, LLC, as recorded in 20220706-0077911, RODC, bounded on the east by the remainder of said New Level CDC, and bounded on the south and west by 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230322-0020871, RODC. Said tract being more particularly described as follows:

POINT OF COMMENCEMENT being a found concrete monument lying on the existing eastern ROW of said Dickerson Pike and being ±240 feet north of the centerline intersection of said Dickerson Pike and Mulberry Downs Circle; thence with said existing ROW of Dickerson Pike thence North 06°57'24" West 418.65 feet to a found iron rod with "RAINEY" cap; thence leaving said existing ROW of Dickerson Pike with the following: South 83°53'04" East 178 62 feet to a found iron rod with "RAINEY" cap, thence South 06°06'56" East 9.41 feet to a point; thence South 80°59'28" East 124.71 feet to a point; thence South 16°36'32" East 52 58 feet to a found iron rod with "RAINEY" cap; said iron rod being the true and actual POINT OF BEGINNING; thence with the common line of said 3539 Dickerson Pike, LLC, as recorded in 20220706-0077911, RODC, South 84°36'34" East 61.80 feet to a point; thence leaving said common line South 05°06'47" West 12.00 feet to a point; thence with the common line of said 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230322-0020871, RODC, with the following: North 84°36'34" West 57.01 feet to a point; thence North 16°36'32" West 12.94 feet to the point of beginning.

AND

Being a tract of land lying in the 5th Council District of Davidson County, Nashville, Tennessee, said tract being a portion of New Level CDC as recorded in Instrument Number 20230905-0069652, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded

on the west by 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230815-0063570, RODC and by 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230322-0020871, RODC, bounded on the north by the remainder of said New Level CDC, bounded on the east by 3539 Dickerson Pike, LLC, as recorded in Instrument Number 20220706-0077911, RODC, and bounded on the south by the remainder of said New Level CDC. Said tract being more particularly described as follows·

POINT OF COMMENCEMENT being a found concrete monument lying on the existing eastern ROW of said Dickerson Pike and being ±240 feet north of the centerline intersection of said Dickerson Pike and Mulberry Downs Circle; thence with said existing ROW of Dickerson Pike North 06°57'24" West 59.19 feet to a point; thence leaving said existing ROW of Dickerson Pike with the following. thence South 89°56'26" East 68.56 feet to a point; thence with a curve to the left having an arc length of 121 65 feet, a central angle of 44°15'16", a radius of 157.50 feet, and having a chord bearing and distance of North 67°55'56" East 118.65 feet to a point; thence North 45°48'18" East 4.58 feet to a point, thence with a curve to the right having an arc length of 82.24 feet, a central angle of 15°59'57", a radius of 294.50 feet, and having a chord bearing and distance of North 53°48'16" East 81.97 feet to a point; thence with a curve to the right having an arc length of 63 49 feet, a central angle of 12°21'07", a radius of 294.50 feet, and having a chord bearing and distance of North 67°58'48" East 63 37 feet to a point; thence North 74°09'21" East 4.83 feet to a point; thence with a curve to the right having an arc length of 23.64 feet, a central angle of 04°37'23", a radius of 293.00 feet, and having a chord bearing and distance of North 76°28'03" East 23.64 feet to a point; thence North 05°44'42" East 1.00 feet to a point; thence with a curve to the right having an arc length of 44.25 feet, a central angle of 08°40'02", a radius of 292.50 feet, and having a chord bearing and distance of North 84°08'45" East 44.20 feet to the true and actual POINT OF BEGINNING; thence with the common line of said 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230815-0063570, RODC and 3539 Dickerson Pike, LLC as recorded in Instrument Number 20230322-0020871, RODC, North 09°03'34" West 25 20 feet to a point; thence leaving said common line with the following: with a curve to the right having an arc length of 11.92 feet, a central angle of 02°09'07", a radius of 317 50 feet, and having a chord bearing and distance of North 88°57'31" East 11.92 feet to a point; thence South 89°57'56" East 0.20 feet to a point; thence with the common line of said 3539 Dickerson Pike, LLC, as recorded in 20220706-0077911, RODC, South 09°03'34" East 25.32 feet to a point, thence leaving said common line with the following· North 89°57'56" West 4.20 feet to a point; thence with a curve to the left having an arc length of 7.94 feet, a central angle of 01°33'19", a radius of 292.50 feet, and having a chord bearing and distance of South 89°15'25" West 7.94 feet to the point of beginning.

Being a portion of the property conveyed to 3539 DICKERSON PIKE, LLC, a Tennessee limited liability company by Quitclaim Deed from NEW LEVEL CDC a/k/a NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, a Tennessee nonprofit corporation of record in Instrument No. 20250626-0050536, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
TO GENERAL WARRANTY DEED

ENCUMBRANCES

1. General or special taxes and assessments for the year 2025 and subsequent years.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7894, Page 257, said Register's Office.