Karen Johnson Davidson County
Batch # 1346237 DEEDQC
11/14/2025 08 30 26 AM 5 pgs
Fees $27 00 Taxes $0 00
20251114-0090735

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills to	Map-Parcel No.
Artist Lofts, LP	Artist Lofts, LP	Map 050, Parcel 65
400 Overbeck Ln, Suite 202	400 Overbeck Ln, Suite 202	Map 050, Parcel 66
Nashville, Tennessee 37204	Nashville, Tennessee 37204	Map 050, Parcel 67
		Map 050, Parcel 68
		Map 050, Parcel 69
		Map 050, Parcel 70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero and 00/100 Dollars ($0 00)

Affiant

SUBSCRIBED AND SWORN TO before me, on this 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 consideration of the sum of Twelve and 00/100 Dollars ($12 00), the receipt and sufficiency of which are hereby acknowledged, 3539 DICKERSON PIKE, LLC, a Tennessee limited liability company and DICKERSON PIKE LOTUS, LLC, a Tennessee limited liability company ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto ARTIST LOFTS, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantors rights, title and interest in 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 (the "Property").

The Property is improved property located at 3533 Dickerson Pike, Nashville, TN 37207.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 13th day of November 2025.

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.

_____
Notary Public

My Commission Expires: 01/30/29

LESLEY FELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

GRANTOR:

DICKERSON PIKE LOTUS, 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 Dickerson Pike Lotus, 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

_____
Notary Public

LESLEY FELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 01/30/29

EXHIBIT A

PROPERTY DESCRIPTION

Land in the Fifth Council District of Davidson County, Tennessee, being Lot 1 on the Final Plat of Artist Lofts, of record as Instrument No 20251104-0087768 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

A portion 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

A portion 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

A portion 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.

A portion 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

A portion being a portion of the same 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.

A portion being the same property conveyed to DICKERSON PIKE LOTUS, LLC, a Tennessee limited liability company, by Special Warranty Deed from LOTUS ENTERPRISES, INC , a Tennessee corporation, of record in Instrument No 20241126-0092668, in the Register's Office for Davidson County, Tennessee