Karen Johnson
Batch # 1346237
11/14/2025 08 30 26 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDWARRSP
5 pgs
20251114-0090741

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Exempt	05000006600 05000006500 05000006900 05000006800 05000006700 05000007000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ARTIST LOFTS, LP**, a Tennessee limited partnership (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Sections 13-20-101 et seq., all of its right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof, together with all improvements, buildings, and structures located thereon (the "Property").

This is improved property located at 3533 Dickerson Pike, Nashville, Tennessee 37207.

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

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise.

THE GRANTEE IS ACCEPTING THIS PROPERTY AS IS. THE GRANTOR WILL REMAIN RESPONSIBLE FOR SATISFYING ANY AND ALL LIENS OR ENCUMBRANCES AGAINST THE PROPERTY. THE GRANTEE IS NOT UNDER ANY OBLIGATION TO CURE SAID LIENS OR EXCEPTIONS. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2025.

ARTIST LOFTS, LP,
a Tennessee limited partnership

By: ABC Artist Lofts Nonprofit GP, LLC, a Tennessee nonprofit limited liability company, its General Partner

By: Arts and Business Council of Greater Nashville, Inc., a Tennessee nonprofit corporation, its Sole Member

By: Jill McMillan Palm
Jill McMillan Palm
Executive Director

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

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Jill McMillan Palm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of Arts and Business Council of Greater Nashville, Inc., a Tennessee nonprofit corporation, the Sole Member of ABC Artist Lofts Nonprofit GP, LLC, a Tennessee nonprofit limited liability company, the General Partner of **ARTIST LOFTS, LP**, the within named bargainor, a Tennessee limited partnership, and that she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, in its capacity as Sole Member of the General Partner of the partnership, and on its behalf, by herself as such officer of the corporation.

Witness my hand and seal, at Office in 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Grantee, as a public body, is exempt from payment of privilege taxes otherwise payable upon recording of this Deed.

Affiant

Sworn to and subscribed before me this
16 day of October, 2025

Notary Public

My Commission Expires: 01/30/29

LESLEY FELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

PROPERTY DESCRIPTION

That certain tract of land lying in the 8th Council District of Davidson County, Tennessee, being a portion of Lot 1, on the Final Plat of Artist Lofts, filed for record as Instrument No. 20251104-0087768, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Being Residential Units 1 through 16, together with the appurtenant interest in the common elements and limited common elements of The Artist Lofts Condominium, a condominium established by the Declaration of The Artist Lofts Condominium of record as Instrument No. 20251114-0090738, in the Register's Office for Davidson County, Tennessee, said units being depicted on the Plat of The Artist Lofts Condominium attached as an Exhibit for the forementioned Declaration.

Being a portion of the same property as conveyed to Artist Lofts, LP, a Tennessee limited partnership by Warranty Deed from 3539 Dickerson Pike, LLC, a Tennessee limited liability company, filed for record as Instrument No. 20251114-0090733, by Warranty Deed from Dickerson Pike Lotus, LLC, a Tennessee limited liability company, filed for record as Instrument No. 20251114-0090734, and by Quitclaim Deed from 3539 Dickerson Pike, LLC, a Tennessee limited liability company, and Dickerson Pike Lotus, LLC, a Tennessee limited liability company, filed for record as Instrument No. 20251114-0090735, all in said Register's Office.

TOGETHER WITH beneficial easements in the Temporary Construction and Grading Easement Agreement by and between Artist Lofts, LP, a Tennessee limited partnership, as Grantee, and 3539 Dickerson Pike, LLC, a Tennessee limited liability company, as Grantor, filed for record as Instrument No. 20251114-0090737, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1) General or special taxes and assessments required to be paid for the year 2026 and subsequent years, a lien not yet due and payable.
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 7984, Page 257, said Register's Office.
3) Matters shown on the Plan of record in Plat Book 547, Page 26, said Register's Office.
4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7894, Page 254, said Register's Office.
5) Declarations of Restrictions and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20250924-0076277 and Instrument No. 20250924-0076278, said Register's Office.
6) Matters shown on Artist Lofts Final Plat recorded as Instrument No. 20251104-0087768, said Register's Office.
7) Access, Utility and Drainage Infrastructure Easement Agreement by and between 3539 Dickerson Pike, LLC and Artist Lofts, LP, recorded as Instrument No. 20251114-0090736 said Register's Office.
8) Land Use Restriction Agreement by and between The Health and Educational Facilities Board of The Metropolitan Government of Nashville and Davidson County, Tennessee and Artist Lofts, LP, recorded as Instrument No. 20251114-0090739, said Register's Office.
9) Affordable Housing Covenant Agreement by and between Amazon.com NV Investment Holdings LLC and Artist Lofts, LP, recorded as Instrument No. 20251114-0090740, said Register's Office.