Karen Johnson Davidson County
Batch# 1389495 DEEDQC
03/06/2026 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018334

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

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

AFFIANT
Subscribed and sworn to before me
this 20 day of February, 2026.

NOTARY PUBLIC
Commission Expires: 11/08/27

HALEY LOVETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2027

ADDRESS OF NEW OWNER:
Luxury Spaces of Nashville LLC
321 31st Avenue N, Unit 303
Nashville, TN 37203

SEND TAX BILLS TO:
Owner

Map/Parcel See below

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Parthenon II Holdings, DE, a Delaware limited liability company ("Grantor")** hereby conveys all of its right title and interest to the hereinafter described property to **Luxury Spaces of Nashville LLC, a Tennessee limited liability company ("Grantee"),** its successors and assign. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

Land in Davidson County, Tennessee being Unit Nos. 201, 205, 207, 209, 211, 301, 304, 306-311, 313, 401, 405, 408 and 411, of that certain declaration for ATHENA CONDOMINIUM, dated December 30, 2022, of record as Instrument No. 20221230-0133899, in the Register's Office of Davidson County, Tennessee, as amended by First Amendment to Athena Condominiums dated as of April 23, 2024, recorded as Instrument No. 20240424-0029455 and Second Amendment to Athena Condominiums dated as of June 10, 2025, recorded as Instrument No. 20250616-0046937, in the Register's Office of Davidson County, Tennessee, part of a community within the PARTHENON MASTER CONDOMINIUM dated December 20, 2021, of record as Instrument No. 20211220-0167911, in the Register's Office of 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, in the Register's Office of 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 Nos. 201, 205, 207, 209, 211, 301, 304, 306-311, 313, 401, 405, 408 and 411, pursuant to and as set forth in the Declaration for Athena Condominium Declaration.

Being part of the same property conveyed to Parthenon II Holdings DE LLC, a Delaware limited liability company, by Quit Claim Deed from Parthenon Holdings DE LLC, a Delaware limited liability company, of record in Instrument No. 20240515-0036051, in the Register's Office of

Davidson County, Tennessee, dated May 15, 2024 and recorded on May 15, 2024.

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 26 day of February, 2026.

Parthenon II Holdings DE LLC
A Delaware limited liability company

By: _____
Chris Barnhizer
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 proved himself to be the Authorized Agent of Parthenon II Holdings DE LLC, a Delaware limited liability company and who further acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 24 day of February, 2026.

_____
Notary Public

HALEY LOVETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2027

My Commission Expires: 11/08/27

Map/Parcels
104022N10300CO - Unit 205
104022N10400CO - Unit 207
104022N10500CO - Unit 209
104022N10600CO - Unit 211
104022N11400CO - Unit 201
104022N20400CO - Unit 307
104022N20500CO - Unit 309
104022N20600CO - Unit 311
104022N20700CO - Unit 313
104022N21000CO - Unit 310
104022N21100CO - Unit 308
104022N21200CO - Unit 306
104022N21300CO - Unit 304
104022N21400CO - Unit 301
104022N30300CO - Unit 405
104022N30400CO - Unit 408
104022N30500CO - Unit 411
104022N31400CO - Unit 401

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 26 day of February, 2026.

K. Thomas Sidwell
Date: 02/26/2026

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 26 day of February, 2026.

Notary Public
My Commission Expires: 1-21-26

