Karen Johnson Davidson County
Batch# 1389496 DEEDQC
03/06/2026 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018337

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 26 day of February, 2026.

NOTARY PUBLIC
Commission Expires: 11/08/27

HALEY LOVETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/8/2027

ADDRESS OF NEW OWNER:
Condos at the Park LLC
303 31st Avenue N, Suite 105
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 **Condos at the Park, 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. 202, 213, 404, 406, 407, 410, 412, 413, 414, 416, 501, 505, 513, 514 and 516 of that certain declaration for ATHENA CONDOMINIUM, dated December 30, 2022, of record as Instrument No. 20221230-0133899, Register's Office for 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, Register's Office for Davidson County, Tennessee, part of a community within the PARTHENON MASTER CONDOMINIUM 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 Nos. 202, 213, 404, 406, 407, 410, 412, 413, 414, 416, 501, 505, 513, 514 and 516 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 26 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

104022N10100CO - Unit 202
104022N10700CO - Unit 213
104022N30600CO - Unit 413
104022N30800CO - Unit 416
104022N30900CO - Unit 414
104022N31000CO - Unit 512
104022N31100CO - Unit 510
104022N31300CO - Unit 507
104022N40300CO - Unit 505
104022N40600CO - Unit 513
104022N40800CO - Unit 516
104022N40900CO - Unit 514
104022N41400CO - Unit 501
104022N31600CO - Unit 504
104022N31500CO - Unit 506

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

