THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1474795 DEEDQC
09/18/2026 09:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260918-0086928

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ironside Walton Hold LLC 310 E. Village Ln Nashville, TN 37216	New Owner	051-00-0-183.00 061-00-0-001.00 061-00-0-002.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LUMA SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by these presents does hereby quitclaim and convey unto **IRONSIDE WALTON HOLD LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns, all of their rights, title and interest in and to the following described tract of land:

Being a tract of land lying in Nashville, Davidson County, Tennessee; also being parts of Tracts 4 and 5 on the plan of Payne and Ryan Subdivision of record in Plat Book 1, Page 47 in the Chancery Court at Nashville; and being more particularly described as follows:

Beginning at an existing iron rod on the southerly right-of-way line of Walton Lane, 50 feet in width, at a corner common with the property conveyed to Shirley Clark of record in Book 8112, Page 774;

Thence with the southerly line of Walton Lane, South 82 deg 14 min 51 sec East, 269.13 feet to a point at the intersection with the westerly right-of-way line of Ellington Parkway, width varies;

Thence with the westerly right-of-way line of Ellington Parkway for the following calls:
South 45 deg 44 min 35 sec East, 76.28 feet to an existing row monument
South 44 deg 05 min 09 sec West, 104.80 feet to a point
South 44 deg 01 min 23 sec West, 84.96 feet to an
South 41 deg 39 min 48 sec West, 100.90 feet to an existing row monument
South 33 deg 48 min 27 sec West, 83.67 feet to an existing row monument
South 40 deg 08 min 46 sec West, 222.71 feet to an iron rod set at a corner common with Lot (5) of Arrowhead Lake Plat of record in Book 6200, page 403 in the Register's Office for Davidson County, Tennessee;

Thence with the easterly line of said Lot (5), North 07 deg 29 min 20 sec East, 222.69 feet to a corner common with said Shirley Clark;

Thence with the easterly line of Clark, North 06 deg 55 min 03 sec East 322.60 feet to the point of beginning; containing 92,600 square feet or 2.126 acres more or less.

Being the same property conveyed to Roy B. Campbell, etux, Leona K. Campbell By Quitclaim Deed from Sidney Chandler, Arthur Nelson, Jr., and Burley Nelson, dated August 31, 1984, and recorded September 5, 1984, in Book 6374, Page 221, Register's Office of Davidson County, Tennessee. (as to Parcel 1)

Being the same property conveyed to Roy B. Campbell etux, Leona K. Campbell, by Deed from Earline Oglesby, Charles F. Oglesby, Jr.., Barbara Louise Oglesby and Benjamin Franklin Oglesby, the only surviving heirs of Charles F. Oglesby, Deceased, dated August 22, 1983 and recorded August 31, 1983, in Book 6 I 26, Page 280, Register's Office of Davidson County, Tennessee. (as to Parcel 2)

Being the same property conveyed to Walter L. Campbell by Quitclaim Deed from Leona K. Campbell, widow of Roy B. Campbell dated October 4, 2015 and recorded April 18, 2018, of record in Instrument Number 20180418-0036681, Register's Office for Davidson County, Tennessee. (as to Parcel 2)

Being the same property conveyed to Roy B. Campbell and wife, Kathleen Leona Campbell, by Deed from Wallace Foriest and wife, Ethel Foriest, dated September 8, 1961, and recorded September 14, 1961, in Book 3280, page 559, Register's Office of Davidson County, Tennessee. (as to Parcel 3)

Roy B. Campbell having since died, leaving wife Kathleen Leona Campbell.

Being the same property conveyed to Woodland Street Partners, LLC, A Tennessee Limited Liability Company by Warranty Deed from Leona K. Campbell, Unmarried and Walter L. Campbell, Married of record in Instrument No. 20180906-0088499 Register's Office for Davidson County, Tennessee, dated September 5, 2018 and recorded on September 6, 2018. (as to Parcels 1-3)

Being the same property conveyed to Luma Systems, LLC, A Tennessee Limited Liability Company by Special Warranty Deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210105-0001164 Register's Office for Davidson County, Tennessee, dated December 23, 2020 and recorded on January 5, 2021. (as to Parcels 1-3)

The address of the herein described property is believed to be 0, 3345 & 3343 Walton Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1 day of September 2026.

LUMA SYSTEMS, LLC

By: _____
Name: Zachary Thomas
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Sole Member of Luma Systems, LLC and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 day of September 2026.

_____
Notary Public

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

My Commission Expires: 10/16/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
1 day of September 2026.

_____
Affiant

My commission expires: 10/16/29
(Affix Seal)

_____
Notary Public

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 9-1-26

Affiant Signature

17th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028