Karen Johnson Davidson County
Batch # 1220241 DEEDQC
12/27/2024 09 15 03 AM 3 pgs
Fees $17 00 Taxes $0 00
20241227-0100206

Instrument Prepared by:
Keith E. McKissock, Attorney
2020 Delaware Drive
Nolensville, TN 37135

ADDRESS NEW OWNER:
Gwenn B. Resha and Gwenn Michal R. Lynch, Trustees
1457 Dickerson Bay Drive
Gallatin, TN 37066

SEND TAX BILL TO:
Owner

Map – Parcel Numbers
161-13-0A-003.00 CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Gwenn B. Resha and Gwenn Michal R. Lynch, Trustees under the RESHA REVOCABLE TRUST dated March 3, 2018, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Gwenn B. Resha and Gwenn Michal R. Lynch, Trustees under the RESHA FAMILY TRUST (herein "Grantee"), its heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Building No. 3 of Edmondson Comer Shoppes, a horizontal property regime, created by Master Deed and Bylaws of record as Instrument No. 20030904-0128528, Register's Office for Davidson County, Tennessee, and as shown on the Plan attached to said Master Deed as Exhibit "B," to which reference is hereby made, and the applicable rights and interests in the Common Areas as set out in said Master Deed.

Being the same property conveyed to Louis J. Resha, Jr. and Gwenn B. Resha, Trustees under the Resha Revocable Trust dated March 3, 2018, by quit claim deed from Louis J. Resha, Jr. and Gwenn B. Resha, of record as Instrument No. 20180314-0023888, Register's Office for Davidson County, Tennessee. Louis J. Resha, Jr., Trustee, died on July 29, 2024, and the successor Trustees are Gwenn B. Resha and Gwenn Michal R. Lynch.

Subject to the following:
1. Master Deed of record as Instrument Number 20030904-0128528 and Instrument Number 2011022-0014297, said Register's Office.
2. TVA Transmission Line Easement of record in Book 2440, page 378 and Book 1149, page 569, said Register's Office.

3. Easements of record in Book 6218, page 59, Book 6218, page 62, and Book 7275, page 240, said Register's Office.
4. Storm Water Agreement on record as Instrument Number 20061206-0150571, said Register's Office.
5. Anchor Easement of record as Instrument No. 20050701-0076088, said Register's Office.
6. Easement for the flow of the water of Seven Mile Creek and the rights of the public therein, the Rights of upper and lower riparian owners to the flow of the water of Seven Mile Creek and changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Seven Mile Creek.

The legal description is the same as the previous instrument of record.

This is improved property is known as 5513 Edmondson Pike, Nashville, Tennessee.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 12th day of December, 2024.

Gwenn B. Resha

Gwenn Michal R. Lynch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 12th day of December, 2024, before me, a Notary Public, personally appeared Gwenn B. Resha and Gwenn Michal R. Lynch to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

KEITH E. MCKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 03/16/2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
12th day of December, 2024.

Notary Public

My commission expires: 03/16/2025

KEITH E. McKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON