WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

DM-B-25-7610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Westminster Trail Property Trust, dated June 5, 2014	**Same as New Owner**	
(NAME)	(NAME)	
5035 Marc Dr		**113-14-0A-004.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF LOUIS J. RESHA, JR., DECEASED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESTMINSTER TRAIL PROPERTY TRUST, DATED JUNE 5, 2014,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Deer Wood Estates of record in Plat Book 5200, Page 220, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to **Louis Resha, Jr., and wife, Joan H. Resha**, by Warranty Deed from **Baxter Hooper and wife, Madge Hooper**, of record in **Book 2875, Page 315**, Register's Office for Davidson County, Tennessee, dated **February 3, 1959**, and recorded **February 4, 1959**.

Said Joan H. Resha, also known as Jeaune Renee Hooper Resha, having died on or about **April 20, 1969**, thereby vesting title in **Louis Resha, Jr., as surviving tenant**.

Said Louis Resha, Jr. having died testate on or about **July 29, 2024**. His interest in the subject property was made a part of his probate estate pursuant to the terms of his **Last Will and Testament**, duly admitted to probate in **Docket No. 25PR-742 in the Chancery Court for Sumner County, Tennessee (Probate Division), at Gallatin**.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 220, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5525, Page Page 600, Book 10033, Page 80, and amended in Instrument No. 20160226-0018559 and Book 5525, page 603 and Book 10036, Page 493, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville Electric Services of record in Instrument Number Instrument No 20160226-0018562, in the Register's Office for Davidson County, Tennessee.
- Electric Easement in favor of Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20221213-0129320, in the Register's Office for Davidson County, Tennessee.
- This property is accessed by a private road (Chipmunk Lane) as shown on Plat of record in Book 5200, Page 220, and shown not to to be county maintained, but a private ingress egress.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to rights of others in and to the common areas and/or elements.
- Possible neighbor shed encroachment shown on tax map
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1391353 DEEDWARR
03/10/2026 03:30:41 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20260310-0019218

This is **unimproved** property known as: **7610 Chipmunk Lane Lot 4, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th DAY OF MARCH, 2026.

The Estate of Louis J. Resha, Jr., Deceased

BY: Gwenn B Resha

Gwenn B. Resha
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GWENN B. RESHA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the EXECUTOR of THE ESTATE OF LOUIS J. RESHA, JR., DECEASED, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as EXECUTOR.

Witness my hand and official seal, this the 6th of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212