THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me this 29th day of June, 2026. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 39257-05-2026

Karen Johnson Davidson County
Batch # 1440948 DEEDWARR
07/01/2026 01:50:44 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50

20260701-0059533

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

WARRANTY DEED

Address New Owner: ACME Amalgamated Holdings, LLC 5900 Balcones Dr., Ste 6061 Austin, TX 78731	**Send Tax Bills To:** 5900 Balcones Dr., Ste 6061 Austin, TX 78731	**Tax Information:** Map and Parcel No.: 082150A70000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy B. Reimann, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ACME Amalgamated Holdings, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 700 Strickland Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2026.

Timothy B. Reimann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy B. Reimann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 700, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 20060630-0078751; as amended and supplemented in Instrument No. 20070104--0001656; Instrument No. 20070424-0048607; Instrument No. 20080411-0036927; Instrument No. 20080512-0048553; Instrument No. 20081120-0114262; Instrument No. 20110921-0073283; Instrument No. 20111129-0092827; Instrument No. 20120409-0030284; Instrument No. 20120820-0074741; Instrument No. 20121017-0095419; Instrument No. 20130911-0096032; Instrument No. 20140804-0069914; Instrument No. 20161222-0134731; Instrument No. 20200714-0076798; and Instrument No. 20210526-0071635, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Unit.

Being the same property conveyed to Timothy B. Reimann, an unmarried man, by deed March 30, 2022 from Celestine Stiles and Ingrid Campbell, a married couple, of record in Instrument No. 20220406-0039948, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 5th and Main Condominiums, of record in Instrument No. 20060630-0078751; as amended and supplemented in Instrument No. 20070104--0001656; Instrument No. 20070424-0048607; Instrument No. 20080411-0036927; Instrument No. 20080512-0048553; Instrument No. 20081120-0114262; Instrument No. 20110921-0073283; Instrument No. 20111129-0092827; Instrument No. 20120409-0030284; Instrument No. 20120820-0074741; Instrument No. 20121017-0095419; Instrument No. 20130911-0096032; Instrument No. 20140804-0069914; and Instrument No. 20161222-0134731; Instrument No. 20200714-0076798; and Instrument No. 20210526-0071635, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20121012-0093520, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenants for East Bank Redevelopment District of record in Book 10078, page 364, Book 10169, page 1 and Book 11625, page 241, Register's Office for Davidson County, Tennessee.
6. Covenants set out in Deed of record in Instrument No. 20060630-0078750, Register's Office for Davidson County, Tennessee.
7. Easements for utilities retained in Metropolitan Council Ordinance No. 64-257.
8. Stormwater Detention Agreement of record in Instrument No. 20050623-0072082, Register's Office for Davidson County, Tennessee.
9. Easement to Comcast of record in Instrument No. 20130726-0077475, Register's Office for Davidson County, Tennessee.
10. Grant of Overhead Line Easement of record in Instrument No. 20070228-0024576, Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20050623-0072133 and Instrument No. 20050623-0072134, Register's Office for Davidson County, Tennessee.
12. Grant of Utility Easement of record in Instrument No. 20150130-0008966, Register's Office for Davidson County, Tennessee.
13. Easement Agreement of record in Instrument No. 20150129-0008490, Register's Office for Davidson County, Tennessee.
14. Restrictions of record in Instrument No. 20120201-0009231, Register's Office for Davidson County, Tennessee.