Karen Johnson Davidson County
Batch# 1443659 DEEDWARRSP
07/09/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20260709-0062089

**SPECIAL WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-23-27
(AFFIX SEAL)

AMELIA S WANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| RSM Holdings, LLC, a Georgia limited liability company 5329 Lake View Club Dunwoody, GA 30338 | RSM Holdings, LLC, a Georgia limited liability company 5329 Lake View Club Dunwoody, GA 30338 | 081-16-4C-016.00-CO |

For and in consideration of the sum of One Million Three Hundred Twenty-Five Thousand And No/100 Dollars ($1,325,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **GRE RE II, LLC, a North Dakota limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **RSM Holdings, LLC, a Georgia limited liability company**, hereinafter called Grantee, their successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of Jefferson Street Townhomes, now known as, The Mosaic at Jefferson, Phase I, of record in Exhibit "B" in the Declaration of Protective Covenants Conditions and Restrictions for Jefferson Street Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) at Instrument No. 20210616-0081416, as amended by First Amendment to the Declaration of Protective Covenants Conditions and Restrictions Establishing Jefferson Street Townhomes, now known as, The Mosaic at Jefferson, Phase I of record in Instrument No. 20220822-0094721, as amended by Second Amendment to the Declaration of Protective Covenants Conditions and Restrictions Establishing Jefferson Street Townhomes, now known as, The Mosaic at Jefferson, Phase I of record in Instrument No. 20241122-0091606, and being further amended by Third Amendment to the Declaration of Protective Covenants Conditions and Restrictions of record in Instrument No. 20260212-0010970, 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 Gremada RE, LLC by Warranty Deed from Janet C. Rachel and husband, David C. Rachel of record in Instrument No. 20200727-0082311, Register's Office for Davidson County, Tennessee, dated July 16, 2020 and recorded on July 27, 2020. AND Being a portion of the same property conveyed to Gremada RE, LLC by Warranty Deed from Marvin B. Rhodes and wife, Martha Rhodes of record in Instrument No. 20200727-0082315, Register's Office for Davidson County, Tennessee, dated July 16, 2020 and recorded on July 27, 2020. AND Being a portion of the same

Sw 7.22.26

property conveyed to GRE RE II, LLC, a North Dakota limited liability company by Quitclaim Deed from Gremada RE, LLC, a North Dakota limited liability company of record in Instrument No. 20220309-0026780, Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 9, 2022.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☑ 1013 Rev Dr Enoch Jones Blvd, Unit 10, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness my/our hand(s) this 2nd day of July, 2026.

**GRE RE II, LLC, a North Dakota limited liability company**

**BY:** Steven F. Walker

**Steven F Walker**
**President**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven F. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of GRE RE, LLC, a North Dakota limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and official seal at office, this 2nd day of July, 2026.

Notary Public
My commission expires 9-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**True Copy Certification**

I, Yvette Meldrum, 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 7/2, 2026

7/2/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 2nd day of July, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY