1st

Karen Johnson Davidson County
Batch# 1470711 DEEDWARRSP
09/10/2026 08:49:30 AM 6 pgs
Fees: $33.00 Taxes: $6,444.17
20260910-0083830

THIS INSTRUMENT WAS PREPARED BY:

Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, TN 37205
Attn: Dylan Colter

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
ECG RESHA, GP 1030 16TH Ave S., Suite 500 Nashville, TN 37212	ECG RESHA, GP 1030 16TH Ave S., Suite 500 Nashville, TN 37212	161130A00300CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RESHA FAMILY TRUST** ("**Grantor**"), have this day bargained and sold, and by these presents does transfer and convey unto **ECG RESHA, GP**, a Tennessee general partnership ("**Grantee**"), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

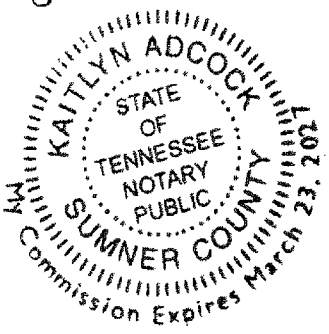
The Property is improved property located at 5513 Edmonson Pike, Suite 108, Nashville, TN 37211.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds themselves, their successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

[*Remainder of page intentionally blank.*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 28th day of August, 2026.



GRANTOR:

RESHA FAMILY TRUST

By: Gwenn B Resha
Gwenn B. Resha, its Trustee

By: Gwenn Michal R. Lynch
Gwenn Michal R. Lynch, its Trustee

STATE OF Tennessee)
COUNTY OF Sumner)

PERSONALLY APPEARED BEFORE ME, Kaitlyn Adcock, a Notary Public for the State and County aforesaid, Gwenn B. Resha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.



WITNESS MY HAND, at office, this 28th day of August, 2026.

Kaitlyn Adcock
Notary Public

My Commission Expires: 03/23/2027

STATE OF Tennessee)
COUNTY OF Sumner)

PERSONALLY APPEARED BEFORE ME, Kaitlyn Adcock, a Notary Public for the State and County aforesaid, Gwenn Michal R. Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 28th day of August, 2026.

My Commission Expires: 03/23/2027

Kaitlyn Adcock
Notary Public

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is One Million Seven Hundred Forty One Thousand Six Hundred Sixty Six and 66/100 Dollars ($1,741,666.67), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

Fidelity National Title Insurance Company

By:

AFFIANT

SUBSCRIBED and sworn to before me, this 4 day of Sept., 2026.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/22/29

EXHIBIT A
LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Building No. 3 of Edmondson Corner Shoppes, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and Bylaws for Edmondson Corner Shoppes (A Horizontal Property Regime) of record in Instrument Number 20030904-0128528, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Building being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed.

Being the same property conveyed to Louis J. Resha, Jr. and Gwenn B. Resha by Warranty Deed of record in Instrument No. 20161024-0112404, Register's Office for Davidson County, Tennessee, recorded on October 24, 2016.

Louis J. Resha, Jr. died on July 29, 2024.

Being the same property conveyed to Louis J. Resha, Jr. and Gwenn B. Resha, Trustees under the Resha Revocable Trust by Quit Claim Deed from Louis J. Resha, Jr. and Gwenn B. Resha of record in Instrument No. 20180314-0023888, Register's Office for Davidson County, Tennessee, dated March 3, 2018 and recorded on March 14, 2018.

Being the same property conveyed to Gwenn B. Resha and Gwenn Michal R. Lynch, Trustees under the Resha Family Trust by Quit Claim Deed from Gwenn B. Resha and Gwenn Michal R. Lynch, Trustees under the Resha Revocable Trust of record in Instrument No. 20241227-0100206, Register's Office for Davidson County, Tennessee, dated December 12, 2024 and recorded on December 27, 2024.

EXHIBIT B
PERMITTED EXCEPTIONS

1) Taxes for the year 2026, a lien not yet due and payable.
2) Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, and assessments provided in the Master Deed and Bylaws for Edmondson Corner Shoppes (A Horizontal Property Regime) of record in Instrument Number 20030904-0128528, as amended by Instrument Number 2011022-0014297, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3) Grant of Transmission Line Easement of record in Book 1149, Page 569, in the Register's Office for Davidson County, Tennessee.
4) Grant of Transmission Line Easement of record in Book 2440, Page 378, in the Register's Office for Davidson County, Tennessee.
5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6218, Page 59, in the Register's Office for Davidson County, Tennessee, but only to the extent such agreement affects the common areas of the horizontal property regime described in Exception 2 above.
6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6218, Page 62, in the Register's Office for Davidson County, Tennessee.
7) Easements in Warranty Deed to Metropolitan Government of Nashville and Davidson County of record in Book 7275, Page 240, in the Register's Office for Davidson County, Tennessee.
8) Anchor Easement of record in Instrument Number 20050701-0076088, in the Register's Office for Davidson County, Tennessee.
9) Stormwater Detention Agreement of record in Instrument Number 20061206-0150571, in the Register's Office for Davidson County, Tennessee, but only to the extent such agreement affects the common areas of the horizontal property regime described in Exception 2 above.
10) Any rights, easements, interests, or claims which may exist by reason of, or reflected by the following matters disclosed on the ALTA/NSPS Land Title Survey Job No. 2261469.03 prepared by Erik R. Heng-Fischbach, TN RLS No. 2901 of LaBella PC dated 3-10-2026 ("Survey C"):

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 August 28, 2026 (date of document).

Affiant Signature

August 28, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of August, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON