THIS INSTRUMENT PREPARED BY: *W. Carl Spining* *ORTALE KELLEY LAW FIRM, PLLC* *330 Commerce Street, Suite 110* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* ***File No. 80922*** JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration for this transfer is $1,300,000.00.* Ken Patel *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 2026.* *Notary Public* *My commission expires:* 7-2-29

Name and Address of New Owners:

Edge Capital LLC
1231 S Dickerson Rd.
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1477989 DEEDWARRSP
09/25/2026 02:44:25 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20260925-0089177

Send Tax Bills To:

Same Address as New Owner

Street Address of Subject Property:	**Map and Parcel No.:**
0 Conference Drive Goodlettsville, TN 37072	026-6-B-027.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION**, an unincorporated Fraternal Benefit Association, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **EDGE CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successor and assigns, hereinafter called the Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Replat Northcreek Commons Lots 23-27 of record in Plat at Instrument No. 20180531-0051929, 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 Armed Services Mutual Benefit Association, an unincorporated, Fraternal Benefit Association by Warranty Deed from SC Realty, Inc., a Delaware corporation, of record in Book 10863, page 141 Register's Office for Davidson County, Tennessee, dated March 27, 1998 and recorded on March 31, 1998.

This is unimproved property located at 0 Conference Drive, Goodlettsville, Davidson County, TN 37072.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 Davidson County Taxes and 2026 City of Goodlettsville Taxes have been prorated between the parties and assumed by the Grantee.

2. All matters shown on the plat of record as Instrument No. 20171218-0128723 and corrected in Instrument No. 20180531-0051929, both of record in the Register's Office for Davidson County, Tennessee.

3. Easements to Madison Suburban Utility District, as set forth in instrument recorded in Book 4377, page 94, Register's Office for Davidson County, Tennessee.

4. Easement(s) to American Telephone and Telegraph Company, as set forth in instrument recorded in Book 6753, page 772, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in record in Book 11304, page 891, Register's Office for Davidson County, Tennessee.

6. Easement for construction and maintenance of a drainage facility as set forth in Instrument No. 20000920-0093667, Register's Office for Davidson County, Tennessee.

7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Plat Book 5200, page 485, Register's Office for Davidson County, Tennessee.

8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20170707-0068414, Register's Office for Davidson County, Tennessee.

9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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, its successor and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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.

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 22nd day of September, 2026.

ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,
an unincorporated fraternal benefit association

BY: Brice N Smith
Brice N. Smith, Association Representative

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Brice N. Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Association Representative of **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,** an unincorporated fraternal benefit association, and that he as Association Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the association as said Association Representative.

Witness my hand and seal, the day and year first above written.

NOTARY PUBLIC

My Commission Expires:_____

