Karen Johnson Davidson County
Batch# 1168319 DEEDWARRSP
08/13/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $18,169.45
20240813-0060942

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $4,910,660.77. Amanda Allen Affiant Subscribed and sworn to before me, this 5th day of August 2024. Brooke Hicks Notary Public My Commission Expires: 5-9-26

SPECIAL WARRANTY DEED

Address New Owner: Nashville Sidco 2930 LLC 1901 Saint Antoine, 6th FL at Ford Field Detroit, MI 48226	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No._ 11816002100

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MISSION INVESTMENT PARTNERS, LLC f/k/a MISSION INVESTMENT PARTNERS, GP, a Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NASHVILLE SIDCO 2930 LLC, a Tennessee Limited Liability Company,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Subdivision of Sidco Section II, of record in Book 2331, page 93, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a concrete monument in the east right of way of Sidco Drive, 80 feet north of the center line of Fontana Avenue; thence with the east right of way of Sidco Drive, North 2 degrees, 40 minutes East 75.10 feet to an iron pin; thence South 87 degrees 20 minutes East 230.0 feet to the center line of a railroad easement 50 feet in width; thence South 2 degrees 40 minutes West 125.10 feet to the North right of way of Fontana Avenue; thence with the said North right of way, North 87 degrees 20 minutes West, 155.0 feet to a concrete monument at the beginning of the intersection curve in said right of way; thence continuing with said right of way on a curve to the right having a radius of 50 feet and a central angle of 90 degrees, 78.54 feet to the point of beginning, containing 28,237 square feet, more or less.

Being the same property conveyed from Brock D. Short to Mission Investment Partners, GP, a Tennessee general partnership by limited warranty deed dated 04/30/2015 and recorded on 05/04/2015 as Instrument Number 201505040040370 in the Official Records of the Davidson County Recording Office.

This is improved property commonly known as: **2930 Sidco Drive, Nashville, Tennessee 37204.**

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

And Grantor covenants that Grantor has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever claiming through or under Grantor, but not otherwise.

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 this 5th day of August, 2024.

MISSION INVESTMENT PARTNERS, LLC,
A Tennessee Limited Liability Company

MARY ELIZABETH HULSEY, MANAGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARY ELIZABETH HULSEY,** 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 Manager of Mission Investment Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Manager.

Witness my hand and official seal at office this 5th day of August, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 5, 2024**.

Affiant Signature

August 8, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25