THIS INSTRUMENT PREPARED BY:
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606
Attn: Courtney B. Nussbaum

AFTER RECORDING RETURN TO:
Parker Poe Adams and Bernstein LLP
620 South Tryon Street, Suite 800
Charlotte, NC 28202
Attn: Brent M. Milgrom, Jr.

Karen Johnson Davidson County
Batch# 1285242 DEEDWARRSP
06/17/2025 11:20:30 AM 6 pgs
Fees: $33.00 Taxes: $13,701.47
20250617-0047506

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HONOR DM, LLC c/o Toby and Amanda McKeehan 227 3rd Ave. N Franklin, Tennessee 37064	HONOR DM, LLC c/o Toby and Amanda McKeehan 227 3rd Ave. N Franklin, Tennessee 37064	142 00 0 361.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **PNB TN Portfolio Owner LLC**, a Delaware limited liability company ("**Grantor**"), whose address is c/o Blue Owl Real Estate Capital LLC, 150 North Riverside Plaza, 37th Floor, Chicago, Illinois 60606, Attention: Asset Management, has this day bargained and sold, and, by these presents, does hereby transfer and convey unto **HONOR DM, LLC**, a Tennessee limited liability company ("**Grantee**"), whose address is c/o Toby and Amanda McKeehan, 227 3rd Ave. N, Franklin, Tennessee 37064, and its successors, heirs and assigns, certain real estate in Davidson County, Tennessee and more particularly described in **Exhibit A** attached hereto.

This is improved property located at 7651 Hwy. 70 South, Nashville, Tennessee 37221

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

Grantor hereby covenants that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. Grantor shall warrant and defend the Property against all persons lawfully claiming by, through or under such Grantor, subject to any and all, covenants, conditions, restrictions, easements, encumbrances and any other matters of record, any matters which would be disclosed on a current ALTA survey of the Property, rights of Pinnacle Bank under an existing lease, real estate taxes and assessments which are not delinquent, and any applicable laws, codes, ordinances and regulations, with respect to the Property, but this reference shall not be construed to reimpose any matters of record which have otherwise lapsed, expired or have been terminated.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

[See Signature on the Following Page]

Witness our hand this 12 day of June, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date, to be effective as of the 16 day of June, 2025.

GRANTOR:

PNB TN PORTFOLIO OWNER LLC,
a Delaware limited liability company

By: _____
Name: Michael Reiter
Title: Authorized Representative

STATE OF Illinois)
) ss:
COUNTY OF Cook)

Before me, the undersigned authority, on this day personally appeared Michael Reiter [check one] ✓ known to me or ___ proved to me through _____ (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in his capacity as Authorized Representative of PNB TN Portfolio Owner, LLC, a Delaware limited liability company, on behalf of the company.

Given under my hand and seal of office this 12 day of June, 2025.

_____
Notary Public, State of Illinois
Printed name: Heather Bear
Commission expires: 2/16/28

Official Seal
HEATHER PATRICIA BEAR
Notary Public, State of Illinois
Commission No. 908267
My Commission Expires February 16, 2028

I hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,703,101.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Michael Reiter, as Authorized Representative of PNB TN Portfolio Owner, LLC, a Delaware limited liability company

Subscribed and sworn to before me this June 12, 2025.

Notary Public

My Commission Expires: 2/16/28

Official Seal
HEATHER PATRICIA BEAR
Notary Public, State of Illinois
Commission No. 908267
My Commission Expires February 16, 2028

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of final plat BELLEVUE PLACE, Revision One, as shown on plat of record at Instrument No. 20020904-0106656, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to PNB TN Portfolio Owner, LLC, a Delaware limited liability company, by Special Warranty Deed from Pinnacle Bank, a Tennessee banking corporation, of record in Instrument No. 202305080033907, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Cathy Hesseltine, 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 June 16, 2025 (date of document).

Cathy Hesseltine
Affiant Signature

June 16, 2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 16 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/18/26

NOTARY'S SEAL

SELENA RAMOS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jan 18, 2026