Karen Johnson Davidson County
Batch # 1328617 DEEDWARR
10/01/2025 10:37:54 AM 2 pgs
Fees: $13.00 Taxes: $4,366.00
20251001-0078075

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,180,000.00

MOshen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 11/7/2026

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Mission Investment Partners, LLC, a Tennessee limited liablity company	New owner	132-11-0-024.00
(NAME)	(NAME)	
4337 Morriswood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Pamela Rucker Welch, Trustee of the Pamela Rucker Welch Revocable Trust, created March 18, 2021,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mission Investment Partners, LLC, a Tennessee limited liablity company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 1

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Southmeade, of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description.

Said Lot No. 39 fronts 122 feet on the southerly side of Morriswood Drive and runs back between line, 228.6 feet on the easterly line, which is a broken line, 335.7 feet on the westerly line, to a dead line on which it measures 219.5 feet.

PARCEL 2

Land in Davidson County, Tennessee, being the westerly part of Lot No. 38 on the Plan of Southmeade, of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description.

Said part of Lot No. 38 fronts 50.4 feet on the southerly side of Morriswood Drive and runs back 198.6 feet on the westerly and 210 feet on the easterly line, along the westerly margin of a Controlled Access Highway, to the dead line that measures 146 feet.

Parcel 1 being the same property conveyed to Miller B. Rucker and wife, Annelle McMahon Rucker, by Warranty Deed from Albert G. Morris, Trustee, dated April 20, 1959, of record in Book 2902, page 415, Register's Office for

Davidson County, Tennessee. Parcel 1 being the same property conveyed to Miller B. Rucker and wife, Annelle M. Rucker, by Warranty Deed from Joe E. Harris and wife, Iona R. Harris, dated October 8, 1965, of record in Book 3944, page 840, Register's Office for Davidson County, Tennessee. Miller B. Rucker died on June 11, 1988 leaving Annelle McMahon Rucker as the surviving tenant. Annelle McMahon Rucker, died testate on November 27, 2012, pursuant to the terms of the Last Will and Testament leaving Pamela Rucker Welch, Executrix Of The Estate (see Probate No. 13P-1536, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Also being the same property conveyed to Pamela Rucker Welch, an Unmarried Woman, by Executrix's Deed from Pamela Rucker Welch, Executrix Of The Estate Of Annelle McMahon Rucker, deceased, dated July 25, 2014, of record in Instrument No. 20140730-0067833, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Pamela Rucker Welch, Trustee of the Pamela Rucker Welch Revocable Trust, created March 18, 2021, its successor and assigns, by Quitclaim Deed from Pamela Rucker Welch, dated March 18, 2021, of record in Instrument No. 20210407-0045438, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4337 Morriswood Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 1835, page 118 and 119; Restrictions of record in Book 1788, page 105 and Book 2044, page 31, amended in Book 2046, page 541; Application of combine parcels of record in Instrument No. 20050512-0053454; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 30th day of September, 2025.

Pamela Rucker Welch, Trustee

Pamela Rucker Welch, Trustee of the Pamela Rucker Welch Revocable Trust, created March 18, 2021

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Pamela Rucker Welch, Trustee of the Pamela Rucker Welch Revocable Trust, created March 18, 2021, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of September, 2025.

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

Notary Public
My Commission Expires: _____