This Instrument Prepared by:
Wick Phillips Gould & Martin, LLP
3131 McKinney Avenue, Suite 500
Dallas, Texas 75204
Attention: Seth Sloan

Karen Johnson Davidson County
Batch# 1341606 DEEDWARRSP
11/03/2025 12:38:30 PM 6 pgs
Fees: $33.00 Taxes: $6,336.25
20251103-0087394

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
FRC STE NASHVILLE, LLC 4514 Cole Avenue, Suite 1220 Dallas, TX 75205 Attn: James Mason	Same as New Owner	Map: 161 Parcel: 180

THIS INDENTURE, made as of the 30 day of October, 2025 between **10-C PROPERTIES, LLC**, a Texas limited liability company, (the "Grantor") and **FRC STE NASHVILLE, LLC**, a Texas limited liability company (the "Grantee").

W I T N E S S E T H:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and hereby transfers and conveys, to Grantee, certain real property in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto (the "Property"), together with all rights and appurtenances pertaining to such Property and all improvements, structures and fixtures now constructed and completed or under construction on the Property.

Said Property is conveyed subject to the matters set forth on **Exhibit B** attached hereto and incorporated herein by reference ("Permitted Exceptions").

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property located on 5809 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Exceptions), but no further or otherwise.

[Signatures contained on following page]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 30th day of October, 2025.

GRANTOR:

10-C PROPERTIES, LLC,
a Texas limited liability company

By: _____
Name: Clint Pugh
Title: Managing Member

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on October 30, 2025, by Clint Pugh, Managing Member of 10-C Properties, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the entity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the date above.

_____
Notary Public

My commission expires:
July 16, 2027

DAWN PARSLEY JOHNSON
My Notary ID # 3093244
Expires July 16, 2027

WHEN RECORDED MAIL TO:
FRC STE NASHVILLE, LLC
4514 Cole Avenue, Suite 1220
Dallas, TX 75205
Attn: James Mason

The actual consideration or value, whichever is greater, for this transfer is $1,712,500.00.

By: _____

Subscribed and sworn to before me, this the 30 day of October, 2025.

_____

Notary Public

My Commission Expires: July 16, 2027

DAWN PARSLEY JOHNSON
My Notary ID # 3093244
Expires July 16, 2027

EXHIBIT A TO
SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brentwood East Commercial Park of record in Plan Book 5190, Page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Land.

Being the same property conveyed to 10-C Properties, LLC by Special Warranty Deed of record at Instrument No. 20190301-0019069, dated 2-25-2019 and recorded 3-1-2019, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B TO

SPECIAL WARRANTY DEED

Permitted Exceptions

1. Davidson County taxes for the year 2025, a lien, not yet due or payable.

2. Subdivision restrictions, building lines and easements of record in Plan Book 5190, Page 201 ; Plan Book 5200, Page 6 in the aforesaid Register's Office, as shown on that certain survey, prepared by Timothy R. Durr PLS No. 3119, for LMS Surveying, LTD, dated September 15, 2025.

3. Easement(s) of record in Plan Book 5210, Page 79, in the aforesaid Register's Office, as shown on that certain survey, prepared by Timothy R. Durr PLS No. 3119, for LMS Surveying, LTD, dated September 15, 2025.

4. The following matters shown on that certain ALTA/NSPS Land Title Survey prepared by Timothy R. Durr for LMS Surveying LTD, dated September 15, 2025, Job No. B-250868.

    a. 30' building setback
    b. 10' utility easement
    c. 10' drainage easement
    d. 30' ingress egress easement
    e. Subject building extends a maximum distance of 0.9+/- onto the utility easement
    f. Curb crosses the subject property by a maximum distance of 2.0+/-

Certificate of Authenticity

I, Christine Wood, 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 November 3, 2025.

Date

Christine Wood

Affiant Signature

November 3, 2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 3 day of November, 20 25.

Pamela Cox

Notary's Signature

PAMELA COX
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-21-2027

My Commission Expires: 8-21-27

Date

Notary's Seal (if on paper)