**This instrument prepared by and after recording return to:**

Polsinelli PC
150 N. Riverside Plaza, Suite 3000
Chicago, Illinois 60606
Attn: David N. Tanner, Esq.

Karen Johnson Davidson County
Batch# 1343541 DEEDWARRSP
11/12/2025 09:45:30 AM 8 pgs
Fees: $43.00 Taxes: $10,915.00
20251112-0089864

# SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Map/Parcel IDs: |
|---|---|---|
| Pooch RE, LLC<br>1018 Westhaven Blvd.<br>Suite 106<br>Franklin, TN 37074<br>Attn: Greg Jeffers | Pooch RE, LLC<br>1018 Westhaven Blvd.<br>Suite 106<br>Franklin, TN 37074<br>Attn: Greg Jeffers | Map 115, Parcel 4<br>Map 115, Parcel 93 |

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 consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PCS REALTY**, a Tennessee general partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **POOCH RE, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").
>
> This is improved property known as 7128 & 7200 Charlotte Pike, Nashville, TN.

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but not further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 6 day of November, 2025.

**GRANTOR:**

PCS REALTY,
a Tennessee general partnership

By: Thomas H. Chappell
Name: Thomas H. Chappell
Its: Partner

STATE OF TENNESSEE )
) ss.
COUNTY OF Williamson )

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Thomas H. Chappell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of PCS REALTY, a Tennessee general partnership, the within named bargainer, and who further acknowledged that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as partner for the said general partnership.

WITNESS MY HAND, at office, this 6 day of November, 2025.

CARRIE A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Carrie Ann Davis
Notary Public

My Commission Expires: 10-16-2029

*Signature page to Special Warranty Deed to Pooch RE, LLC*

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

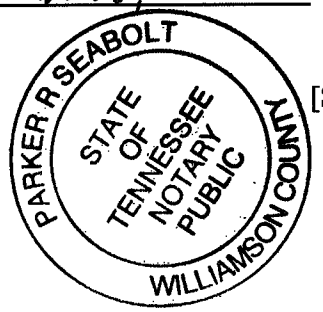
The actual consideration for this transfer* is $ 2,950,000.00 .
*or value of the property transferred, whichever is greater

**AFFIANT**

Subscribed and sworn to before me, this 4TH day of November 2025.

**NOTARY PUBLIC**

My Commission Expires: Feb. 28, 2026



[SEAL]



106899655.2

202511120089864

**Exhibit "A"**

Legal Description of Property

**Parcel I:**

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Diroff Subdivision, of record in Plat Book 7900, page 309, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of Charlotte Pike, said point being the common point between the subject property and the Southeast corner of the property described in Book 5565, page 512, said Register's Office; thence North 57 degrees 12 minutes 52 seconds West 109.33 feet to a point; thence North 62 degrees 47 minutes 33 seconds West 25.49 feet to a point; thence North 61 degrees 34 minutes 14 seconds West 72.86 feet to a point; thence South 25 degrees 36 minutes 43 seconds West 214.42 feet to a point; thence South 82 degrees 30 minutes 00 seconds East 181.68 feet to a point; thence with the right-of-way of Charlotte Pike, 144.09 feet to the point of beginning.

Conveyed herewith and appurtenant thereto is a 25 foot wide ingress and egress easement along the northeasterly line of subject property, having a length of 159.82 feet and more particularly defined in the above referenced plat.

Being the same property conveyed to PCS Realty, a Tennessee general partnership, from Steven G. Waters, trustee, by Trustee's Deed of record in Instrument No. 200806120060714, Register's Office of Davidson County, Tennessee.

Map & Parcel: 115 00 0 093.00

**Parcel II**:

Map 115, Parcel 4

Land in the 8th Civil District of Davidson County, Tennessee, generally known as 5900 Old Charlotte Pike and being more particularly described according to survey by Michael Stump dated May 17, 1977, as follows:

Beginning at a stake in the northerly right of way line of Old Charlotte Pike, the same being the southeast corner of the property belonging to VFW Post 1970; thence N 62 degrees 05 minutes east 211.65 feet to a fence post in the northerly right of way line of Old Charlotte Pike; thence N 10 degrees 26 minutes west 243.79 feet to an iron pin; thence N 85 degrees 38 minutes west 197.84 feet to an iron pin; thence S 08 degrees 44 minutes east 358.05 feet to the point of beginning.

Map 115, Parcel 7

A triangular tract of land in Davidson County, Tennessee on the north side of Charlotte Pike, east of River Road described by survey of Elbert Luther, Jr. dated October, 1980, as follows:

Said tract of land fronts 301.4 feet, more or less, on the northerly margin of Charlotte Pike and extends back 247.70 feet on the northeasterly line and 244.10 feet on the northwesterly line to a common point in the rear.

Being the same property conveyed to PCS Realty, a Tennessee general partnership from Alphonse H. Davis, Frank P. Davis, and Julis Doochin by Special Warranty Deed of record in Instrument No. 200003210028805, Register's Office for Davidson County, Tennessee.
Map & Parcel: 115 00 0 004.00

**Exhibit "B"**

Permitted Exceptions

1. All taxes for the fiscal year 2026 and subsequent years, not yet due and payable.
2. Rights of tenants, as tenants only in possession of subject property, with no right of first refusal or first offer.
3. All matters shown on plat of record in Plat Book 7900, Page 309, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement of Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, dated February 26, 1986, recorded March 19, 1986, in Book 6807, Page 857, in the Register's Office for Davidson County, Tennessee.
5. 25 foot wide Ingress and Egress Easement as evidenced by Deed of record in Book 8435, Page 330, in the Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Storm Drainage in favor of The Metropolitan Government of Nashville and Davidson County, dated September 29, 2011, of record in Instrument No. 201112130096883, in the Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, dated September 29, 2011, recorded December 13, 2011, in Instrument No. 201112130096875, in the Register's Office for Davidson County, Tennessee.
8. All matters shown on plat of record in Plat Book 8250, Page 858, in the Register's Office for Davidson County.
9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, dated February 26, 1986, recorded March 19, 1986, in Book 6807, Page 860, in the Register's Office for Davidson County, Tennessee.

## Tennessee Certification of Electronic Document

I, Alexander O'Connor, 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 6, 2025 (date of document).

Alexander O'Connor
Affiant Signature

11/11/2025
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 11 day of November, 2025

Laurie A Mickolayck
Notary's Signature

OFFICIAL SEAL
LAURIE A MICKOLAYCK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/03/2026

MY COMMISSION EXPIRES: 10/3/26

NOTARY'S SEAL