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 DEEDQC
11/12/2025 09:45:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251112-0089865

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Pooch RE, LLC 1018 Westhaven Blvd. Suite 106 Franklin, TN 37074 Attn: Greg Jeffers	Pooch RE, LLC 1018 Westhaven Blvd. Suite 106 Franklin, TN 37074 Attn: Greg Jeffers	Map 115, Parcel 4 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 bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **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) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

This is improved property known as 7128 & 7200 Charlotte Pike, Nashville, TN.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim 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 general 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 A. Davis
Notary Public

My Commission Expires: 10-16-2029

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: Feb. 28, 2026

[SEAL] PARKER R SEABOLT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

Legal Description of the Property

Tract 1

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearings are based on NAD '83, Tennessee State Plane.

BEGINNING at an iron pin set on the west right of way of Charlotte Pike, varied width right of way, corner to PCS Realty (Instrument No. 20000321-0028805; Lot 1 of Plat Book 8250, Page 858);

THENCE, leaving said west right of way of Charlotte Pike and along the line of said PCS Realty (Lot 1 of Plat Book 8250, Page 858) N 82°49'50" W a distance of 181.79' to a point, corner to PCS Realty (Instrument No. 20010814-0087556; Lot 1 of Plat Book 7900, Page 309), said point being located N 82°49'50" W, a distance of 1.11' from an existing 5/8" iron pin, no cap, used as reference;

THENCE, along the line of said PCS Realty (Lot 1 of Plat Book 7900, Page 309) for the next 4 calls: N 25°19'21" E a distance of 214.12' to a point located S 62°02'44" E, a distance of 0.53' from an existing 1/2" iron pin, no cap, used as reference;

THENCE, S 61°51'36" E a distance of 72.86' to a PK Nail set in concrete;

THENCE, S 63°04'55" E a distance of 25.49' to an iron pin set;

THENCE, S 57°30'14" E a distance of 109.32' to a point on the west right of way of Charlotte Pike, varied width right of way, said point being located S 34°48'03" E, a distance of 1.18' from an existing 1/2" iron pin, no cap, used as reference;

THENCE, along said west right of way of Charlotte Pike with a curve turning to the right, arc length of 143.63', radius of 2825.00', with a chord bearing S 39°00'26" W, a distance of 143.62' to the POINT OF BEGINNING, containing 0.77 Acres, more or less, according to a survey prepared under the direct supervision of Kevin David Crowe, TN RLS 1979.

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.

Tract 2

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearings are based on NAD '83, Tennessee State Plane.

BEGINNING at an existing 1/2" iron pin, no cap, on the north right of way of Old Charlotte Pike, 50' right of way width, corner to VFW Post 1970 (Deed Book 4268, Page 388);

THENCE, leaving said right of way and along the line of said VFW Post 1970 N 06°04'43" W a distance of 358.33' to an point, corner to PCS Realty (Instrument No. 20010814-0087556; Lot 1 of Plat Book 7900, Page 309), said point being located N 06°04'43" W, a distance of 0.55' from an existing 5/8" iron pin, no cap, used as reference;

THENCE, along the line of said PCS Realty (Lot 1 of Plat Book 7900, Page 309) S 82°49'50" E a distance of 258.54' to a point, corner to PCS Realty (Instrument No. 20010814-0087556; Lot 2 of Plat Book 7900, Page 309), said point being located N 82°49'50" W, a distance of 1.11' from an existing iron pin, no cap, used as reference;

THENCE, continuing on the same course along the line of said PCS Realty (Lot 2 of Plat Book 7900, Page 309) S 82°49'50" E a distance of 181.79' to an iron pin set on the west right of way of Charlotte Pike, varied width right of way;

THENCE, along said west right of way of Charlotte Pike with a curve turning to the right, an arc length of 301.21', radius of 2825.00', with a chord bearing S 43°31'06" W, a distance of 301.07' to a point at the intersection of said west right of way of Charlotte Pike and the north right of way of Old Charlotte Pike, 50' right of way width;

THENCE, along said north right of way of Old Charlotte Pike S 66°34'22" W a distance of 208.85' to the POINT OF BEGINNING, containing 2.06 Acres, more or less, according to a survey prepared under the direct supervision of Kevin David Crowe, TN RLS 1979.

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.

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.

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

Laurie A Mickolayck
Notary's Signature

MY COMMISSION EXPIRES: 10/3/26

NOTARY'S SEAL