Karen Johnson Davidson County
Batch# 1343544 DEEDWARRSP
11/12/2025 09:47:30 AM 7 pgs
Fees: $38.00 Taxes: $2,035.00
20251112-0089868

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.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Mission: Investment, LLC 1018 Westhaven Blvd. Suite 106 Franklin, TN 37074 Attn: Greg Jeffers	Mission: Investment, LLC 1018 Westhaven Blvd. Suite 106 Franklin, TN 37074 Attn: Greg Jeffers	Map 102, Parcel 77

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 **MISSION: INVESTMENT, 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 7132 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 limited liability company.

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 Mission: Investment, LLC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

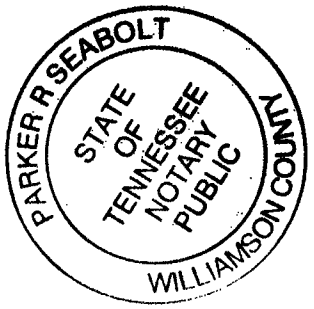
The actual consideration for this transfer* is $ 550,000.00 .
*or value of the property transferred, whichever is greater,

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: Feb. 28, 2026



[SEAL]

106901071.2

Exhibit "A"

Legal Description of Property

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Revision to the Diroff Subdivision, of record in book 7900, page 309, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to PCS Realty, a Tennessee general partnership, from Karen Kirk Callis by Warranty Deed of record in Instrument No. 200108140087556, Register's Office for Davidson County, Tennessee.

Map & Parcel: 102 00 0 077.00

Exhibit "B"

Permitted Exceptions

1. All matters shown or stated on plan of record in Book 7900, Page 309, in the Register's Office for Davidson County. Tennessee.
2. Easement for sanitary sewer and/or storm drainage to Metropolitan Government and Davidson County, Tennessee, of record in Book 6807, Page 857, in the Register's Office for Davidson County, Tennessee.
3. 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.

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