Karen Johnson Davidson County
Batch# 1348174 DEEDWARR
11/20/2025 09:27:30 AM 5 pgs
Fees: $28.00 Taxes: $2,401.30
20251120-0092557

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $649,000.00 Affiant Subscribed and sworn to before me This 17th day of November, 2025. Notary Public My Commission Expires: 1-24-29 JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
3766 Pin Hook, LLC 1055 Nimco Drive, Ste. E Crystal Lake, IL 60014	**New Owner**	**164-00-0-0217.00 160-00-0-217.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Mettle Group, LLC, a Tennessee Limited Liability Company, and Anthony Hatchell,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **3766 Pin Hook, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Tract I: 164-00-0-096.00

Land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, and Described according to a survey made April 10, 1956, by George W. Watkins, Surveyor, as follows:

Beginning at a stake, hickory pointer in the center of the Old Pin Hook Road, the southwest corner of the Seat Lands, thence North 4 degrees, 30 minutes East, 630 feet to an iron pin; thence North 89 degrees 45 minutes East, 210 feet to an iron pin; thence South 4 degrees 30 minutes West, 605 feet, more or less, to the center of said road, thence South 77 degrees 35 minutes West, 84 feet; thence South 86 degrees 35 minutes West, 126 feet to the point of beginning.

Being the same property conveyed to Anthony Hatchell and The Mettle Group, LLC, from Joshua LaBarge by Warranty Deed dated June 9, 2025 and recorded June 23, 2025 in Instrument No. 20250623-0048952, Register's Office for Davidson County, Tennessee.

This property is commonly known as 3766 Pin Hook Road, Antioch, TN 37013.

Tract II: 160-00-0-217.00

A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, as follows:

Beginning at a point in the center line of Old Pin Hook Road, the common corner of the lands of Pryor, Rope, and Foster, said point being 143 feet north of a railroad spike in the center of New Pin Hook Road; thence North 67 feet to a point on the dividing line between the land of Pryor and Foster; thence West 210 feet to a point: thence South 100 feet, more or less, to the center line of Old Pin Hook Road.

Being the same property conveyed to Anthony Hatchell and The Mettle Group, LLC, from Joshua LaBarge by Warranty Deed dated June 9, 2025 and recorded June 23, 2025 in Instrument No. 20250623-0048952, Register's Office for Davidson County, Tennessee.

This property is commonly known as 0 Pin Hook Road, Antioch, TN 37013.

This Conveyance is subject to the following:

1. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales
2. The dower, courtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2026 and subsequent years, a lien not yet due and payable.

4. Subject to all matters on the unrecorded survey by George W Watkins, surveyor, dated April 10, 1956
5. Easement for the right-of-way of Old Pin Hood Road

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, their successors and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 17th day of November, 2025.

By: Anthony Hatchell

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Anthony Hatchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of November, 2025.

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary Public

My Commission Expires: 1-24-29

The Mettle Group, LLC

By: Auvergne Dantignac, as Member

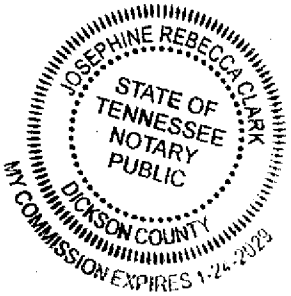
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Auvergne Dantignac, Member for The Mettle Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member for The Mettle Group, LLC, and as such Member acknowledged that he is authorized to execute the foregoing instrument on behalf of The Mettle Group, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name Auvergne Dantignac as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of November, 2025.

Notary Public

My Commission Expires: 1-24-29



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 17, 25 (date of document).

Jennifer L Pennell

NOV 19, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this NOV 19, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

