WARRANTY DEED

Karen Johnson Davidson County
Batch # 1415221 DEEDWARR
05/04/2026 11:13:05 AM 2 pgs
Fees: $13.00 Taxes: $3,274.50

20260504-0039458

JM-BMR-26-7132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Israel Sanchez Sanchez and Norma Angeles	**Same As New Owner**	
(NAME)	(NAME)	
7132 Charlotte Pk		**102-00-0-077.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MISSION: INVESTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISRAEL SANCHEZ SANCHEZ AND NORMA ANGELES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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 Mission Investment, LLC, a Delaware limited liability company by Special Warranty Deed from PCS Realty, a Tennessee General Partnership of record in Instrument No. 20251112-0089868 Register's Office for Davidson County, Tennessee, dated November 06, 2025 and recorded on November 12, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 7900, Page 309, Register's Office for Davidson County, Tennessee.
- Agreement fot Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6807, Page 857, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20111213-0096883, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20260226-0015222, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7132 Charlotte Pk, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2026.

Mission: Investment, LLC

BY: _____
Gregory Jeffers
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY JEFFERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MISSION: INVESTMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th DAY OF April, 2026.

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212