Karen Johnson Davidson County
Batch# 1415263 DEEDWARRSP
05/04/2026 11:47:30 AM 5 pgs
Fees: $28.00 Taxes: $4,995.00
20260504-0039521

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Missio Ridgeview Land LLC Attn: Nelson Crowe 4058 North College Avenue, Suite 300 Fayetteville, Arkansas 72703	163-00-0-122.00	Missio Ridgeview Land LLC Attn: Nelson Crowe 4058 North College Avenue, Suite 300 Fayetteville, Arkansas 72703
This instrument prepared by: Bradley Arant Boult Cummings LLP (WTF) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AF PB2, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents, does transfer and convey, to **MISSIO RIDGEVIEW LAND LLC**, a Tennessee limited liability company ("**Grantee**"), its representatives, successors and assigns, that certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is unimproved. The conveyance of the Property, and all covenants and warranties contained herein, are made subject only to the matters expressly described on Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, with all appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever.

Grantor covenants with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has the good right to convey the Property, and that the Property is free from all encumbrances arising by, through or under Grantor, except for the Permitted Encumbrances. Grantor further covenants and binds itself, and Grantor's successors and assigns, to warrant and forever defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming an interest in the Property by, through or under Grantor only, except for claims arising out of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or true value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me this 30 day of April, 2026.

Notary Public
My Commission Expires: _____

SANDY HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

309004-401001

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date indicated below to be effective this 1st day of May 2026.

GRANTOR:

AF PB2, LLC, a Tennessee limited liability company

By: _____
Name: G. Nelson Crowe, II
Title: President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared G. Nelson Crowe, II, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of AF PB2, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such President.

WITNESS my hand and seal, at office in Franklin, Tennessee, this the 30 day of April, 2026.

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

_____
Notary Public
My Commission Expires: _____

309004-401001

EXHIBIT A

LEGAL DESCRIPTION

Situated in Antioch, Davidson County, Tennessee bounded on the south by MUR-CI Homes for the Retarded, Inc. as of record in Book 7376, Page 418 in the Register's Office of Davidson County, Tennessee (R.O.D.C.,TN), by the easterly margin of Baby Ruth Lane and the northerly margin of Eagle View Boulevard, bounded on the southwest, west and northwest by Ridgeview Partners, LLC as recorded in Instrument No. 20200609-0058874 (R.O.D.C.,TN), bounded on the northeast and east by Thomas S. Hoover, et al, as of record in Instrument No. 19991209-0301423 (R.O.D.C.,TN), and being more particularly described as follows:

Beginning at an Iron Rod at the northeasterly terminus of Baby Ruth Lane; thence with the northerly terminus of said Baby Ruth Lane, S 84° 44' 12" W, a distance of 60.23 feet to an Iron Rod (Dale & Associates); thence along a curve to the right having a radius of 25.00 feet, a length of 33.24 feet, and a chord bearing and distance of S 32° 49' 52" W, 30.85 feet to an Iron Rod (Dale & Associates) in the northerly margin of said Eagle View Boulevard; thence with said northerly margin of Eagle View Boulevard, S 70° 55' 17" W, a distance of 101.66 feet to an 5/8 inch Iron Rod (Dale & Associates); thence with a common line with said Ridgeview Partners LLC, the following ten (10) courses; 1) thence leaving said northerly margin of Eagle View Boulevard, N 04° 12' 10"W, a distance of 97.25 feet to an 5/8 inch Iron Rod (CESO Inc.); 2) thence N 56° 49' 50" W, a distance of 120.13 feet to an 5/8 inch Iron Rod (CESO Inc.); 3) thence S 85° 47' 50" W, a distance of 63.87 feet to an 5/8 inch Iron Rod (CESO Inc.); 4) thence N 32° 52' 39" E, a distance of 284.96 feet to an 5/8 inch Iron Rod (CESO Inc.); 5) thence S 56° 47' 19" E, a distance of 50.25 feet to an 5/8 inch Iron Rod (CESO Inc.); 6) thence N 33° 10' 10" E, a distance of 207.44 feet to an 5/8 inch Iron Rod (CESO Inc.); 7) thence N56° 49' 50" W, a distance of 44.35 feet to a Mag Nail (CESO Inc.); 8) thence N 33° 17' 03" E, a distance of 353.24 feet to an 5/8 inch Iron Rod (CESO Inc.); 9) thence S 56° 49' 50" E, a distance of 235.98 feet to an 5/8 inch Iron Rod (CESO Inc.); 10) thence N 33° 53' 04" E, a distance of 80.79 feet to an 5/8 inch Iron Rod (CESO Inc.); thence with a common line with said Thomas S. Hoover, et al the following three (3) courses; 1) thence S 07° 58' 20" W, a distance of 32.85 feet to an Iron Rod; 2) thence S 74° 40' 46" E, a distance of 330.98 feet to an Iron Rod; 3) thence S 08° 47' 33" W, a distance of 784.39 feet to an Iron Rod; thence with a common line with said MUR-CI Homes for the Retarded, Inc. the following two (2) courses; 1) thence N 88° 26' 58" W, a distance of 432.58 feet to an 5/8 inch Iron Rod; 2) thence S 01° 28' 30" W, a distance of 240.43 feet to an Iron Rod in said easterly margin of said Baby Ruth Lane; thence with said easterly margin of Baby Ruth Lane the following six (6) courses; 1) thence along a curve to the left having a radius of 330.00 feet, a length of 76.63 feet, and a chord bearing and distance of N 4° 37' 52" W, 76.46 feet to Iron Rod; 2) thence N 11° 17' 01" W, a distance of 47.83 feet to an Iron Rod (Dale & Associates); 3) thence along a curve to the left having a radius of 330.00 feet, a length of 90.96 feet, and a chord bearing and distance of N 19° 10' 47" W, 90.67 feet to an Iron Rod (Dale & Associates); 4) thence N 27° 04' 32" W, a distance of 115.90 feet to an Iron Rod (Dale & Associates); 5) thence along a curve to the right having a radius of 270.00 feet, a length of 37.68 feet, and a chord bearing and distance of N 23° 04' 39" W, 37.65 feet to an Iron Rod (Dale & Associates); 6) thence along a curve to the right having a radius of 170.00 feet, a length of 41.93 feet, and a chord bearing and distance of N 12° 00' 47" W, 41.83 feet to the Point of Beginning. Containing 634,786 sq. ft. or 14.573 Acres, more or less.

Being a portion of the same property conveyed to AF PB2, LLC, a Tennessee limited liability company, by Deed from PNB Holding Co. 2, Inc., a Tennessee corporation, of record in Instrument No. 201307020068071, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real property taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Terms and provisions of Right-of-Way Agreement, by and between J. H. Morgan; Beulah Morgan and Gulf Interstate Gas, a Delaware corporation, its successors and assigns, of record in Book 2203, Page 565, in the Register's Office of Davidson County, Tennessee.

3. Easement(s) contained in Deed of record in Book 3765, Page 103, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Grant of Easement, by and between Ridgeview Heights, LLC and Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 200903160023090, in the Register's Office of Davidson County, Tennessee.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Survey made by Jeffrey J. Kimbro, Tennessee PLS #1756 of CESO, Inc., dated April 28, 2026, and designated Project No. 767800:

    a. Riparian rights of others to the stream.

Tennessee Certification of Electronic Document

I, **MARIETTA MCTAW,** 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

May 1, **2026** (date of document).

Affiant Signature: _____

Date: May 1, 2026

State of Florida
County of Seminole

Sworn to and subscribed before me this 1st day of May, 2026.

JENNIFER RODEBAUGH
MY COMMISSION # HH 497341
EXPIRES: February 27, 2028

Notary's Signature _____

MY COMMISSION EXPIRES: February 27, 2028

NOTARY'S SEAL