Karen Johnson Davidson County
Batch# 1464318 DEEDWARRSP
08/26/2026 09:56:30 AM 6 pgs
Fees: $33.00 Taxes: $2,867.50
20260826-0078841

This instrument prepared by
and after recording return to:

James A. Kuzmich, Esq.
Himmelstein & Adkins
6720 North Scottsdale Road, Suite 261
Scottsdale, Arizona 85253

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Plus 7 Holdings, LLC 406 Stable Dr. Franklin, Tennessee 37069	Plus 7 Holdings, LLC 406 Stable Dr. Franklin, Tennessee 37069	14604016400

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, **Paws & Claws Animal Hospital, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **Plus 7 Holdings, LLC, a Tennessee 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 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 being improved property commonly known as: 4803 Trousdale Drive, Nashville, Tennessee 37220.

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 lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 31st day of July, 2026, and effective as of the 31st day of July, 2026.

GRANTOR:

PAWS & CLAWS ANIMAL HOSPITAL, LLC

By: Michele Sandefur
Name: Michele Sandefur
Its: Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michele Sandefur, the Member of Paws & Claws Animal Hospital, LLC the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Paws & Claws Animal Hospital, LLC., as such Member.

Witness my hand and official seal this 31st day of July, 2026.

Karen R. Campbell
Notary Public

My Commission Expires:

May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $775,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 31st day of July, 2026.

NOTARY PUBLIC

My Commission Expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

Exhibit "A"

Legal Description of Property

TRACT 1

A tract of land in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point, said point being the southeast corner of the property conveyed to Tenneco Oil Company by Deed from Dorothy R. Norton, as of record in Book 4442, Page 149, Register's Office for Davidson County, TN; thence south 3 degrees, 52' 30" west 50 feet; north 86 degrees, 07' 30" west 210 feet; north 3 degrees, 52', 30" east 50 feet; south 86 degrees, 07' 30" east 210.0 feet to the point of beginning.

Tract 2

A tract of land in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point on the westerly margin of Trousdale Drive, said point being 50 feet in a direction of south 3 degrees, 52' 30" west from the southeast corner of the property conveyed to Tenneco Oil Company by Deed from Dorothy R. Norton as of record in Book 4442, Page 149, Register's Office for Davidson County, Tennessee; thence in a southerly direction along the westerly margin of Trousdale Drive a distance of 15 feet, thence north 86 degrees, 07' 30" west a distance of 210 feet; thence north 3 degrees 52' 30" east a distance of 15 feet; thence south 86 degrees, 07' 30" east a distance of 210 feet to the point of beginning.

Being the same property conveyed to Paws & Claws Animal Hospital, LLC., by deed from Memorial Animal Hospital, Inc., of record in Instrument No. 200408170099489, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Right of Way Easement from Houston McCord Realty Company to Davidson County, Tennessee, of record in Book 3286, Page 449, in the Register's Office of Davidson County, Tennessee.

3. Right of Way Easement from Louisville and Nashville Railroad Company to Davidson County, Tennessee, of record in Book 3286, Page 453, in the Register's Office of Davidson County, Tennessee.

4. Rights of the Railroad Company to expand its right of way to its full charter width.

5. Rights of tenants pursuant to unrecorded leases, as tenants only, which contain no rights of first refusal or purchase options.

Certificate of Authenticity

I, Jeananne Thompson, 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 7/31/2026.

Date

Affiant Signature

7/31/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of July, 2026.

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON