RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1465084 DEEDWARRSP
08/28/2026 10:01:27 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00

20260828-0079917

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,500,000.00 Affiant Subscribed and sworn to before me This 27 day of August, 2026. Notary Public My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Address New Owner as:	Tax Bill To:	Map / Parcel
APG Rentals, LLC P.O. Box 50 Dudley, MO 63936	**New Owner**	**043.01-0.101.00**

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, **Top Shelf Investments, LLC, a Tennessee Limited Liability Company** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **APG Rentals, LLC, a Missouri 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:

Land in Davidson County, Tennessee, being the northerly 236.6 feet of Lot "H" on the Corrected Map of W.P. Ready's Subdivision of the E.H. Thornton Tract, of record in Book 332, Page 110, register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
Said part of Lot "H" fronts 236.6 feet on the westerly side of Pierce Road and runs back between parallel lines, with the southerly margin of Shannon Avenue 318½ feet to the line between Lots "I" and "H".

Being the same property conveyed to Top Shelf Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Brandon Lee Hale and Nathan Alan Hale and Mikeal Shane Hale and Kristopher Ryan Hale, Heirs at Law, and Brandon Lee Hale as Personal Representative, of the Estate of Randy Lynn Hale, of record in Instrument No. 20221121-0123031, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 1017 Pierce Road, Madison, Tennessee 37115.

This Conveyance is subject to the following:

1. Subject to all matters shown on the Plan of Record in Plat Book 332, Page 110, Register's Office for Davidson County, Tennessee.
2. Restrictions and Easements of record in Book 1083, Page 389 and Book 3030, Page 581, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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

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

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against

lawful claims of all persons whomsoever related solely as to actions taken by the Grantor during the period in which Grantor held title to the subject real property, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this ___ day of August, 2026.

Grantor: TOP SHELF INVESTMENTS, LLC

By:Russell A. Skrabut, Authorized Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Russel Skrabut,** 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 authorized member, and as such **member** acknowledged that he is authorized to execute the foregoing instrument, the within named bargainor, and that he as such member, executed the foregoing instrument for the purpose therein contained, by signing Russel Skrabut, authorized member for Top Shelf Investments, LLC.

WITNESS my hand and official seal or stamp, this ___ day of August, 2026.

Notary Public

My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030