This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 365048 DEEDQC
02/28/2020 02:43:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200228-0022566

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Old Hickory Industrial I, LLC c/o Al. Neyer, LLC 302 West Third Street, Suite 800 Cincinnati, Ohio 45202 Attn: Asset Management	Old Hickory Industrial I, LLC c/o Al. Neyer, LLC 302 West Third Street, Suite 800 Cincinnati, Ohio 45202 Attn: Asset Management	Parcel No. 175-00-0-039.00

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, **ROBERT R. MOSLEY, JR.**, and wife **IMA W. MOSLEY**, and **MICHAEL R. JOHNSON**, and wife **BETTY J. JOHNSON** (hereinafter collectively referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **OLD HICKORY INDUSTRIAL I, LLC**, an Ohio 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) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of February, 2020, but is effective as of the 18th day of February, 2020.

GRANTOR:

ROBERT R. MOSLEY, JR.

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert R. Mosley, Jr., 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 26th day of February, 2020.

My Commission Expires:

5-25-2020

Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

IMA W. MOSLEY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ima W. Mosley, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 26th day of February, 2020.

My Commission Expires:

5-25-2020

Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

[Signatures Continue on Following Page]

MICHAEL R. JOHNSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael R. Johnson, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 26th day of February, 2020.

My Commission Expires:

5-27-2020

Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

BETTY J. JOHNSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Betty J. Johnson, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 26th day of February, 2020.

My Commission Expires:

5-27-2020

Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

AFFIDAVIT OF VALUE

I, James T. Neyer, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 24th day of February, 2020.

Affiant, James T. Neyer

Anne E Pielage
Notary Public

ANNE E. PIELAGE
Notary Public, State of Ohio
My Commission Expires 06-15-2020

My Commission Expires:

This is a jurat certificate; an oath or affirmation was administered to the signer with regard to this notarial act.

EXHIBIT "A"

Legal Description of the Property

Situate, lying and being all that certain piece or parcel of land located in Councilmanic District 33 of Davidson County, Tennessee, said property standing in the name of Michael R. Johnson et al (reference Trustee's Deed, Instrument No. 20030708-0093526), also being Lot 4 of Star Subdivision (reference Instrument No. 20000310-0025164), and being more particularly described as follows:

COMMENCING at a ½" found iron pin with no cap (hereinafter IPF), said IPF lying in the southerly right-of-way line of Old Hickory Boulevard, said IPF marking the northeast corner of property standing in the name of Stafford Partners No. 1, L.P. (reference Instrument No. 20030811-0113996), said IPF also marking the northwest corner of property standing in the name of Tennessee Telephone Company (hereinafter TTC) (reference Deed 923 at Page 327), thence South 67 degrees 16 minutes East for a distance of 106.5 feet with said southerly right-of-way line of Old Hickory Boulevard to a 5/8" set iron pin with an orange cap stamped "BYRD SURV INC" (hereinafter IPS), said IPS marking the northeast corner of TCC, said IPS also marking the northwest corner of the property described herein and being the true point and place of BEGINNING;

Thence South 68 degrees 56 minutes 51 seconds East for a distance of 335.26 feet with aforesaid southerly right-of-way line of Old Hickory Boulevard to a 5/8" IPF with no cap, said IPF marking the northwest corner of property standing in the name of CH Realty VII-DRG Nashville Interchange Center, LLC (hereinafter CHR) (reference Instrument No. 20170424-0039839), said IPF also marking the northeast corner of the property described herein;

Thence with the westerly line of aforesaid property standing in the name of CHR the following two (2) courses:

(1) Thence South 08 degrees 58 minutes 30 seconds West for a distance of 630.61 feet to a 5/8" IPF with no cap;
(2) Thence South 20 degrees 19 minutes 18 seconds West for a distance of 263.67 feet to a 5/8" IPF with no cap lying in the northerly line of property standing in the name of CH Realty VII-DRG Nashville Interchange Center PH1 property (hereinafter CHR PH1) (reference Instrument No. 20171002-0100279), said IPF marking the southeast corner of the property described herein;

Thence with aforesaid northerly line of property standing in the name of CHR PH1 the following two (2) courses:

(1) Thence North 77 degrees 56 minutes 27 seconds West for a distance of 183.39 feet to a ½" found iron pin with a cap stamped "BARGE DESIGN";
(2) Thence North 81 degrees 57 minutes 50 seconds West for a distance of 417.85 feet to a point, said point being the southeast corner of Lot 3 of aforesaid Star Subdivision, said point also being the southwest corner of the property described herein;

Thence North 10 degrees 07 minutes 11 seconds East (passing a 5/8" set iron pin with a blue cap stamped "BYRD SURV WITNESS" at a distance of 10.00 feet), for a total distance of 344.64 feet with the easterly line of aforesaid Lot 3 of Star Subdivision to a ½" found iron pin with a cap stamped "CHERRY", said pin marking the northeast corner of aforesaid Lot 3 of Star Subdivision, said pin also marking the southeast corner of Lot 2 of aforesaid Star Subdivision;

Thence North 09 degrees 51 minutes 21 seconds East for a distance of 251.87 feet with the easterly line of aforesaid Lot 2 of Star Subdivision to a ½" IPF with no cap said IPF marking the southwest corner of aforesaid property standing in the name of Stafford Partners No. 1, L.P.;

Thence with the southerly and easterly lines of aforesaid property standing in the name of Stafford Partners No. 1, L.P. the following two (2) courses:

(1) Thence South 74 degrees 37 minutes 41 seconds East for a distance of 204.71 feet to a 5/8" IPF with no cap;
(2) Thence North 10 degrees 18 minutes 55 seconds East for a distance of 217.75 feet to a 5/8" IPF with no cap, said IPF marking the southwest corner of aforesaid property standing in the name of TTC;

Thence with the southerly and easterly lines of aforesaid TTC the following two (2) courses:

(1) Thence South 68 degrees 56 minutes 51 seconds East for a distance of 104.67 feet to an IPS, said IPS marking the southeast corner of said TTC;
(2) Thence North 09 degrees 59 minutes 36 seconds East for a distance of 186.88 feet to an IPS lying in aforesaid southerly right-of-way line of Old Hickory Boulevard, said IPS being the true point and place of BEGINNING and containing 501,901 square feet or 11.52 acres of land, more or less, according to a Survey (B17747-19) prepared by John M. Payne, R.L.S. No. 845 of Byrd Surveying, Inc., and dated September 3, 2019, last revised on February 25, 2020.

Being the same property conveyed to Michael R. Johnson and wife, Betty J. Johnson, and Robert R. Mosely, Jr., and wife Ima W. Mosely, pursuant to Trustee's Deed recorded at Instrument 20030708-0093526, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Katlynn Lanning, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Katlynn Lanning

Signature

State of Ohio

County of Hamilton

Personally appeared before me, Samantha Musser, a notary public for this county and state, Katlynn Lanning, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Samantha Musser

Notary's Signature

My Commission Expires: _____



SAMANTHA J. MUSSER
Notary Public, State of Ohio
My Commission Expires
March 19, 2020