This instrument prepared by
and after recording to be returned to:

Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, IL 60601
Attn: David Franklin

Karen Johnson Davidson County
Batch# 524635 DEEDQC
12/04/2020 10:02:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20201204-0141042

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
GEP X Lexington, LLC 465 Meeting Street, Suite 500 Charleston, South Carolina 29403	GEP X Lexington, LLC 465 Meeting Street, Suite 500 Charleston, South Carolina 29403	**128040A00800CO** **128040A00900CO** **128040A01000CO** **128040A01100CO**

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, **PASSCO LEXINGTON DST**, a Delaware statutory trust (herein referred to as the "Grantor"), whose address is c/o Passco Companies, LLC, 2050 Main Street, Suite 650, Irvine, California 92614, does hereby quitclaim and convey unto **GEP X LEXINGTON, LLC**, a Delaware limited liability company (herein referred to as "Grantee"), whose address is c/o Greystar Real Estate Partners, 465 Meeting Street, Suite 500, Charleston, South Carolina 29403, its successors and assigns, all right, title and interest of Grantor in and to the real property located in Davidson County, State of Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

[Signature pages follow.]

WITNESS this the 17th day of November, 2020.

GRANTOR:

PASSCO LEXINGTON DST,
a Delaware statutory trust

By: Passco Lexington Manager, LLC,
a Delaware limited liability company
its Manager

By: _____
Name: Alan Clifton
Title: Vice President

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA §
§
COUNTY OF ORANGE §

On November 19, 2020, before me, Darah M. Dreyer, Notary Public, personally appeared Alan Clifton who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

DARAH M. DREYER
Notary Public - California
Orange County
Commission # 2202809
My Comm. Expires Jun 26, 2021

WITNESS my hand and official seal.

Darah M. Dreyer
Notary Public in and for the State of California

[Affix Notarial Seal]

My commission expires: June 26, 2021

[Affidavit of Consideration on Following Page]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.



Teresa C Bradley
AFFIANT

Subscribed and sworn to before me this 25th day of November, 2020.

Lisa Farris
NOTARY PUBLIC

My Commission Expires:

08-24-2024

EXHIBIT A

REAL PROPERTY

TRACT 1, LOT 1

Beginning at a rebar stamped #3050 in the easterly right-of-way of Old Hickory Boulevard and a southwest corner of the Tony L. Patton property as recorded in Instrument #20060918-0115010, Register's Office of Davidson County, Tennessee (R.O.D.C.).

Thence, leaving the easterly right-of-way of Old Hickory Boulevard and with the southerly boundary of Tony L. Patton, the following three calls and distances:

South 76 degrees 00 minutes 28 seconds East 260.95 feet to an existing 5/8" rebar Delle cap,
South 07 degrees 13 minutes 56 seconds West 95.85 feet to an existing 1/2" rebar without cap,
South 81 degrees 01 minutes 29 seconds East 340.15 feet to an existing 1/2" rebar without cap at the northwest corner of the Lexington, Phase 2, (parcel 10) as recorded in Plat Book 9700, page 404, R.O.D.C.;

Thence leaving the southerly boundary of Tony L. Patton and with the westerly boundary of Lexington, Phase 2, (parcel 10) the following three calls and distances:

South 09 degrees 04 minutes 58 seconds West 219.69 feet to an existing 5/8" rebar GS & P cap,
South 49 degrees 27 minutes 50 seconds West 536.16 feet to an existing 5/8" rebar GS & P cap,
South 08 degrees 15 minutes 16 seconds West 292.71 feet to an existing 5/8" rebar GS & P cap at the northeast corner of Lot 2 of The Lexington, Phase 1 as recorded in Plat Book 7900, page 895, R.O.D.C.;

Thence, with the northerly boundary of Lot 2, the following calls:

North 81 degrees 47 minutes 09 seconds West 79.90 feet to an existing 5/8" rebar GS & P cap,
South 27 degrees 58 minutes 35 seconds West 79.93 feet to an existing 5/8" rebar GS & P cap,
A curve to the left having an arc length of 110.11 feet, a radius of 466.84 feet, a tangent of 55.31 feet and a chord bearing of South 68 degrees 48 minutes 13 seconds East, a distance of 109.86 feet to an existing mag nail in concrete in the westerly boundary of The Lexington Phase 2, (parcel 10);

Thence, with the westerly boundary of The Lexington, Phase 2, (parcel 10) the following three calls and distances:

South 08 degrees 06 minutes 34 seconds West 129.95 feet to an existing 1/2" rebar,
North 81 degrees 51 minutes 18 seconds West 233.90 feet to an existing 1/2" rebar,
South 08 degrees 10 minutes 49 seconds West 372.95 feet to an existing 1/2" rebar in the northerly boundary of the Alice Ann Anderson property as recorded in Deed Book 7543, page 913, R.O.D.C.;

Thence, with the northerly boundary of Alice Ann Anderson, North 81 degrees 57 minutes 13 seconds West 384.26 feet to an existing 5/8" rebar 3050 cap in the easterly right-of way of Old Hickory Boulevard;

Thence, with the easterly right-of-way of Old Hickory Boulevard the following 12 calls and distances:

1. North 16 degrees 40 minutes 53 seconds West 17.34 feet to an existing concrete Right-of-Way monument,
2. North 03 degrees 55 minutes 58 seconds East 96.96 feet to an existing concrete Right-of-Way monument,
3. North 29 degrees 12 minutes 39 seconds West 113.18 feet to an existing 5/8" rebar 3050 cap,
4. A curve to the right having an arc length of 588.83 feet, a radius of 1392.39 feet, a tangent of 298.88 feet and a bearing of North 16 degrees 41 minutes 40 seconds East, a distance of 584.45 feet to a 5/8" rebar with Gresham, Smith and Partners (GS&P) cap set;
5. North 30 degrees 51 minutes 22 seconds East 157.75 feet to a 5/8" rebar with GS&P cap set;
6. North 31 degrees 54 minutes 55 seconds East 599.59 feet to a 5/8" rebar with GS&P cap set;
7. North 32 degrees 49 minutes 25 seconds East 41.34 feet to a 5/8" rebar with GS&P cap set;
8. South 56 degrees 32 minutes 58 seconds East 3.00 feet to a 5/8" rebar with GS&P cap set;

9. North 33 degrees 27 minutes 41 seconds East 10.00 feet to a 5/8" rebar with GS&P cap set;
10. North 56 degrees 32 minutes 58 seconds West 3.00 feet to a 5/8" rebar with GS&P cap set;
11. North 28 degrees 55 minutes 57 seconds East 106.01 feet to a 5/8" rebar with GS&P cap set;
12. a curve to the right having an arc length of 27.30 feet, a radius of 1,677.02 feet, a tangent of 13.65 feet and a chord of North 28 degrees 54 minutes 29 seconds East a distance of 27.30 feet to the Point of Beginning.

The described parcel contains 946,026 square feet more or less or 21.72 acres more or less.

TRACT 1, LOT 2

Beginning at a rebar with GS&P cap found in the westerly boundary of The Lexington, Phase 2, as recorded in Plat Book 9700, page 404, R.O.D.C. and a interior corner of Lot 1 of The Lexington, Phase 1 as recorded in Plat Book 7900, page 895, R.O.D.C.; the same being the northeast corner of the herein described parcel;

Thence, with the westerly boundary of The Lexington, Phase 2, South 08 degrees 08 minutes 38 seconds West, a distance of 99.90 feet to a mag nail in concrete;

Thence, with Lot 1 the following calls;

1. A curve to the right having an arc length of 110.11 feet, a radius of 466.84 feet, a tangent of 55.31 feet and a chord bearing of North 68 degrees 48 minutes 13 seconds West, a distance of 109.86 feet to a rebar with GS&P cap found;
2. North 27 degrees 58 minutes 35 seconds East, a distance of 79.93 feet to a rebar with GS&P cap found;
3. South 81 degrees 47 minutes 09 seconds East, a distance of 79.90 feet to the Point of Beginning.

The above described parcel contains 8,588 square feet more or less or 0.20 acres more or less.

TRACT 2

Beginning at a 1/2" rebar in the southerly boundary of the Tony L. Patton property as recorded in Instrument #20060918-0115010, R.O.D.C. and the northeast corner of Lot 1 of The Lexington, Phase 1 as recorded in Plat Book 7900, page 895, R.O.D.C., the same being the northwest corner of the herein described parcel;

Thence, with the southerly boundary of Patton, South 81 degrees 09 minutes 54 seconds East, a distance of 186.75 feet to a 5/8" rebar with GS&P cap set;

Thence, South 84 degrees 19 minutes 47 seconds East, a distance of 424.35 feet to a rebar with GS&P cap found in the westerly boundary of The Lexington, Phase 3, as recorded in Plat Book 9700, page 404, R.O.D.C;

Thence, with the westerly boundary of The Lexington, Phase 3, South 28 degrees 17 minutes 46 seconds West, a distance of 1,633.59 feet to a rebar with GS&P cap found in the northerly boundary of Phase V, Williamsburg Village as recorded in Plat Book 6250, page 437, R.O.D.C.;

Thence, with the northerly boundary of Phase V, Williamsburg Village, North 81 degrees 52 minutes 59 seconds West, a distance of 640.12 feet to a 1/2" rebar found in the northerly boundary of the Alice Ann Anderson property as recorded in Deed Book 7543, page 913, R.O.D.C. and the southwest corner of The Lexington, Phase 1;

Thence, with the easterly boundary of The Lexington, Phase 1, the following calls;

1. North 08 degrees 10 minutes 49 seconds East, a distance of 372.95 feet to a 1/2" rebar found;
2. South 81 degrees 51 minutes 18 seconds East, a distance of 233.90 feet to a 1/2" rebar found;
3. North 08 degrees 06 minutes 34 seconds East, a distance of 129.95 feet to a mag nail in concrete;
4. North 08 degrees 08 minutes 38 seconds East, a distance of 99.90 feet to a rebar with GS&P cap found;
5. North 08 degrees 15 minutes 16 seconds East, a distance of 292.71 feet to a rebar with GS&P cap found;
6. North 49 degrees 27 minutes 50 seconds East, a distance of 536.16 feet to a rebar with GS&P cap found;
7. North 09 degrees 04 minutes 58 seconds East, a distance of 219.69 feet to the Point of Beginning.

The above described parcel contains 978,839 square feet more or less or 22.47 acres more or less.

TRACT 3

Beginning at a rebar with GS&P cap found at the northeast corner of The Lexington, Phase 2, as recorded in Plat Book 9700, page 404, R.O.D.C. , and the southeast corner of the Dorothy I Tolbert property as recorded in Deed Book 7744, page 10, R.O.D.C.;

Thence, with the Easterly boundary of the Dorothy I. Tolbert property, the following two calls and distances:

1. North 10 degrees 25 minutes 09 seconds East 318.16 feet to an existing 5/8" rebar GS & P cap,
2. North 07 degrees 37 minutes 53 seconds East 335.81 feet to a 5/8" rebar with GS&P cap set in the southerly boundary of Lot 2 of the James Tolbert Subdivision as recorded in Plat Book 5190, page 516, R.O.D.C.;

Thence, with Lot 2 of the James Tolbert Subdivision, South 83 degrees 30 minutes 36 seconds East, a distance of 591.31 feet to an existing 5/8" rebar GS & P cap found at a northwest corner of Phase V, Williamsburg Village, as recorded in Plat Book 6250, page 437, R.O.D.C.

Thence, with the boundary of Phase V, Williamsburg Village the following four calls and distances:

1. South 06 degrees 20 minutes 23 seconds West, 1140.08 feet to an existing 5/8" rebar GS & P cap,
2. South 27 degrees 24 minutes 22 seconds West, 877.80 feet to an existing 5/8" rebar GS & P cap,
3. South 63 degrees 47 minutes 44 seconds West, 420.09 feet to an existing 5/8" rebar GS & P cap,
4. North 81 degrees 46 minutes 14 seconds West, 562.97 feet to an existing 5/8" rebar GS & P cap found at the southeast corner of The Lexington, Phase 2;

Thence, with the westerly boundary of The Lexington, Phase 2, North 28 degrees 17 minutes 46 seconds East, a distance of 1,633.59 feet to the Point of Beginning.

The described parcel contains 1,574,451 square feet more or less or 36.14 acres more or less.

TOGETHER WITH:

Non-exclusive easement for ingress and egress upon, over and through Private Drive "A" as shown on the Plan filed of record in Book 7900, page 895 in the Register's Office for Davidson County, Tennessee, and as referenced in the instrument filed of record in Deed Book 10186, page 464, in said Register's Office.

A non-exclusive easement for ingress and egress upon, over and through Private Drive "B" as shown on the Plan filed of record in Book 7900, page 895, in the Register's Office for Davidson County, Tennessee, and as described in the instrument filed of record in Deed Book 9530, page 388, in said Register's Office, as affected by instrument filed of record in Deed Book 10268, page 418, in said Register's Office.

Those non-exclusive easements for public utilities, drainage and water lines as shown on Plan filed of record in Book 7900, page 895, in the Register's Office for Davidson County, Tennessee, and on the Plan filed of record in Book 9700, page 404, in said Register's Office.

Those non-exclusive easements for the purpose of access to and installing and maintaining pipes and lines for transmission of water from a water storage facility as described in the Declaration of Covenants, Conditions and Restrictions and Reciprocal Easement Agreement filed of record in Book 10268, page 418, in the Register's Office for Davidson County, Tennessee.

Those non-exclusive easements for the purpose in installing and maintaining signs as described in the Sign Easement Agreement filed of record in Book 10300, page 584, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Passco Lexington DST, a Delaware statutory trust, by the Special Warranty Deed of record in Instrument No. 20150814-0081739 and the Quitclaim Deed of record in Instrument No. 20150814-0081740, in the Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 510 Old Hickory Boulevard
TAX PARCEL NUMBERS:

128040A00800CO
128040A00900CO
128040A01000CO
128040A01100CO

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202012040141042