Johnson Davidson County
668247 DEEDQC
06/30/2021 10:20:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210630-0088600

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
AUGUST BIOSERVICES REAL ESTATE, LLC c/o Oak HC/FT Partners III, L.P. 3 Pickwick Plaza Greenwich, CT 06830	(same)	107-1/18 107-1/20 107-1/23 107-1/49

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Tonya W. Scharf, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2021.

KATHERINE L. COBLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

NOTARY PUBLIC
My Commission Expires: 3-8-2022

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, August Bioservices Real Estate, LLC, a Delaware limited liability company, formerly known as Oak HC/FT Partners III Real Estate AcquisitionCo, LLC ("Grantor") does hereby quitclaim and convey unto August Bioservices Real Estate, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest, in and to the following described land in Davidson County, Tennessee:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the Intersection of Elm Hill Pike and Appleton Drive.

Being Lot No. 49 as shown on the Plan of Metropolitan Industrial Park, Section 41 revised, of record in Plat Book 4595, page 186; Lot No. 52 as shown on the Plan of Metropolitan Industrial Park, Section 44, of record in Plat Book 4715, page 49; and Lots No. 1A and 1B as shown on the Plan of Resubdivision of Metropolitan Industrial Park, Phase Two, Section One, of record in Plat Book 7900, page 118, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a concrete monument at the south end of the return in the southeast quadrant of the intersection of Elm Hill Pike and Appleton Drive;

Thence, with said return and a curve concave to the east having a radius of 50.00 feet, a central angle of 93 deg. 25' 00" and a chord of N 83 deg. 14' 30" E, 72.79 feet for an arc length of 81.52 feet to an iron pin in the southerly margin of Appleton Drive;

Thence, with said margin S 50 deg. 03' 00" E, 281.68 feet to an iron pin;

Thence, with a curve concave to the north having a central angle of 16 deg. 04' 20", a radius of 602.96 feet and a chord of S 58 deg. 05' 10" E, 168.58 feet for an arc length of 169.14 feet to an iron pin;

Thence, with the west line of South Central Bell of record in Book 4810, page 822, R.O.D.C., S 23 deg. 52' 40" W, 252.32 feet to an iron pin;

Thence, with the west line of G-M Joint Venture of record in Book 7947, page 91, R.O.D.C., S 23 deg. 54' 00" W, 322.38 feet to an iron pin;

Thence, with the west line of said G-M Joint Venture and Machinists Building, Inc., of record in Book 5737, page 27, R.O.D.C., S 27 deg. 38' 00" E, 414.38 feet to an iron pin in the north margin of Airlane Drive;

Thence, with said margin, S 62 deg. 22' 00" W, 60.00 feet to a P.K. spike;

Thence, leaving said margin with the east line of Airlane Investors, LLC, of record in Book 10792, page 977, R.O.D.C., N 27 deg. 38' 00" W, 366.70 feet to an iron pin;

Thence with the north line of said Airlane Investors, LLC, and Robert J. Taylor of record in Book 4842, page 901, R.O.D.C., N 70 deg. 45' 56" W, 517.65 feet to a concrete monument in the easterly margin of Elm Hill Pike;

Thence, with said margin N 21 deg. 27' 00" E, 394.02 feet to an iron pin;

Thence, with a curve concave to the east having a central angle of 15 deg. 05' 00", a radius of 1392.39 feet and a chord of N 28 deg. 59' 30" E, 365.49 feet for an arc length of 366.55 feet to the Point of Beginning, containing 401,997 square feet or 9.23 acres, more

or less.

Being the same property conveyed to Oak HC/FT Partners III Real Estate AcquisitionCo, LLC, by deed recorded in Instrument 20200701-0071576, Register's Office for Davidson County, Tennessee. By Certificate of Amendment to the Certificate of Formation filed in the State of Delaware Secretary of State Division of Corporations, and recorded as Instrument No. 20210617-0082108, Register's Office for Davidson County, Tennessee, Oak HC/FT Partners III Real Estate AquisitionCo, LLC is now known as August Bioservices Real Estate, LLC.

The purpose of this deed is to combine parcels previously conveyed to Grantor as Map 107-1 Parcels 18, 20, 23 and 49 into one parcel of land.

This is property known as 1845 Elm Hill Pike, Nashville, TN.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29 day of June, 2021.

AUGUST BIOSERVICES REAL ESTATE, LLC,
a Delaware limited liability company, formerly known as Oak HC/FT Partners III Real Estate AcquisitionCo, LLC

Name: Jenn Adams
Title: Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared the undersigned, a Notary Public in and for the State and County aforesaid, Jenn Adams the within named bargainor[s], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who is the Chief Executive Officer of August Bioservices Real Estate, LLC, a Delaware limited liability company, formerly known as Oak HC/FT Partners III Real Estate AcquisitionCo, LLC, and is authorized by said company to execute this instrument on behalf of said company.

WITNESS my hand, at office, this 29th day of June, 2021.

Notary Public

My Commission Expires: 1/17/2023

ERNEST R. MARTINEZ
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY