Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Joyce Management Co., Inc. P.O. Box 159060 Nashville, TN 37215	07200001200 07200001800	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (mth) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SPACE PARK REALTY PARTNERS JV, LLC**, a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns and quitclaims to **PEH STRATEGIC REALTY PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, an undivided eight and 12/100 (8.12%) fee simple interest in and to certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by references (the "Property").

The Property is improved real estate located at 3301, 3310, 3311, 3201 and 3500 Ambrose Avenue, Nashville, Davidson County, Tennessee.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 909479 DEEDQC
08/29/2022 03:09:53 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220829-0097423

[*Signature Page to Follow*]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 24th day of August, 2022.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 07-07-2025

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of August 26, 2022.

SPACE PARK REALTY PARTNERS JV, LLC, a Tennessee limited liability company

By: _____

Name: David P. Crabtree

Title: President of BPI Crabtree Family Investments, LLC, which is the Manager of BPI Crabtree Family Investments II, LLC, which is the Managing Partner of the BPI Industrial Partners, which is the Majority Owner and Co-Managing Partner of Space Park Realty Partners II, which is the Manager of Space Park Realty Partners JV, LLC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, DELSA J. CARTER, a Notary Public for the county and state aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of BPI Crabtree Family Investments, LLC, which is the Manager of BPI Crabtree Family Investments II, LLC, which is the Managing Partner of the BPI Industrial Partners, which is the majority owner and Co-Managing Partner of Space Park Realty Partners II, which is the Manager of SPACE PARK REALTY PARTNERS JV, LLC, the Grantor, and that he as such President, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President of the Manager of the Managing Partner of the Majority Owner and Co-Managing Partner of the Manager of Grantor.

WITNESS my hand, at office, this 24th day of August, 2022.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: 07-07-2025

Exhibit A

Legal Description

Being a parcel of land situated in the First Civil District, Nashville, Davidson County, Tennessee, located at the terminus of Ambrose Avenue, being Lot No. 1 as shown on the Plan of First Addition, Space Park East, as of record in Book 4470, Page 53, Register's Office for Davidson County, Tennessee, and a part of property shown on the Plan of Space Park as of record in Book 3700, Page 137, said Register's Office, also being the property conveyed to Ervin M. Entrekin, Trustee, by deed of record in Book 5239, Page 64, said Register's Office, and being more particularly described as follows:

Beginning at a point in the northerly margin of Ambrose Avenue, said point being northeasterly 1,998 feet, more or less, from Trinity Lane, said point also being the southeasterly corner of the property conveyed to AAA Industries by deed of record in Book 6539, Page 287, Register's Office for Davidson County, Tennessee and the southwesterly corner of Lot No. 1, First Addition, Space Park East, as of record in Book 4470, Page 53, said Register's Office;

Thence, leaving said northerly margin and with the easterly line of said AAA Industries property, north 04 degrees 47 minutes 00 seconds east, a distance of 257.33' to an iron pin set;

Thence, south 85 degrees 15 minutes 00 seconds east, a distance of 270.00' to an iron pin set;

Thence, south 85 degrees 20 minutes 00 seconds east, a distance of 54.00' to an iron pin set;

Thence, south 03 degrees 17 minutes 00 seconds west, a distance of 180.00' to an iron pin set;

Thence, south 85 degrees 20 minutes 00 seconds east, a distance of 784.50' to an iron pin set;

Thence, north 02 degrees 41 minutes 00 seconds east, a distance of 26.10' to an iron pin set;

Thence, south 85 degrees 16 minutes 00 seconds east, a distance of 1015.20' to a point in the westerly margin of the CSX Transportation Railroad;

Thence, with said westerly margin of said railroad the following calls:

With a curve to the right 86.42 feet to a point, said curve having a central angle of 02 degrees 39 minutes 00 seconds, a radius of 1872.08', and a tangent of 43.22';

Thence, south 56 degrees 20 minutes 00 seconds west, a distance of 413.10' to a point;

Thence, with a curve to the left, 3686.23 feet to a point, said curve having a central angle of 07 degrees 16 minutes 00 seconds, a radius of 2902.93', and a tangent of 184.36';

Thence, north 78 degrees 20 minutes 00 seconds west, a distance of 350.10' to an iron pin set;

Thence, south 05 degrees 50 minutes 00 seconds west, to a point at the northeasterly corner of the property conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee, by deed of record in Book 3316, Page 633, said Register's Office;

Thence, with the northerly line of said Metropolitan Government property north 85 degrees 08 minutes 00 seconds west, a distance of 845.45' to an iron pin set;

Thence, north 04 degrees 47 minutes 00 seconds east, a distance of 358.90' to an iron pin set in the southerly margin of Ambrose Avenue;

Thence, with said southerly margin with a curve to the right 76.10 feet to a point, said curve having a central angle of 36 degrees 20 minutes 00 seconds, a radius of 120.00', and a tangent of 39.38';

Thence, with a curve to the left 264.60 feet to a point in the northerly margin of Ambrose Avenue, said curve having a central angle of 252 degrees 40 minutes 21 seconds, radius of 60.00', and a tangent of 81.57';

Thence, with said northerly margin with a curve to the right 76.10 feet to a point, said curve having a central angle of 36 degrees 20 minutes 00 seconds, a radius of 120.00', and a tangent of 39.38';

Thence, continuing with said northerly margin north 63 degrees 35 minutes 00 seconds west, a distance of 218.90' to an iron pin set;

Thence, with a curve to the left having a central angle of 39 degrees 44 minutes 08 seconds, a radius of 125.00', and a tangent of 45.17' a distance of 86.69 feet, to the point of beginning, containing 21.42 acres more or less.

Included in the above but expressly excluded therefrom is the following:

Land in Davidson County, Tennessee, being part of Lot No. 1 as shown on the map entitled Subdivision of Sealy Space Park Subdivision No. 2013S-201-001 of record as Instrument No. 20131220-0128856, said Register's Office and being the same property conveyed to Paulo Products Company by deed of record in Instrument No. 20131227-0130486, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Space Park Realty Partners JV, LLC, a Tennessee limited liability company, by deeds from Space Park Realty Partners II, a Tennessee general partnership, of record in Instrument No. 202103010025448, from HDJ Space Park East, LLC, a Tennessee limited liability company, of record in Instrument No. 202103010025449, and from Hickory Woods Partners, LLC, a Delaware limited liability company, of record in Instrument No. 202103010025450, all in the Register's Office for Davidson County, Tennessee.