Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
SL7 NASHVILLE INDUSTRIAL, LP c/o Stonelake Capital Partners Domain Place 3200 Gracie Kiltz Lane, Suite 500 Austin, TX 78758	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, as to an eighty-three and 76/100 percent (83.76%) interest, **PEH STRATEGIC REALTY PARTNERS, LLC**, a Tennessee limited liability company, as to an eight and 12/100 percent (8.12%) interest, and **LEZ STRATEGIC REALTY PARTNERS, LLC**, a Tennessee limited liability company, as to an eight and 12/100 percent (8.12%) interest (collectively, "Grantor"), by these presents hereby sell, assign and quitclaim to **SL7 NASHVILLE INDUSTRIAL, LP**, a Texas limited partnership ("Grantee"), Grantee's successors and assigns, the real property located in Davidson County, 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 7 pgs
Fees: $37.00 Taxes: $0.00

20220829-0097424

[*Signature Pages 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.

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

Notary Public
My Commission Expires: 01-07-2025

4873-5404-4719.4

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 within named bargainor, 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 the bargainor.

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



_____
NOTARY PUBLIC

My Commission Expires: 07-07-2025

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

PEH STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company

By: _____

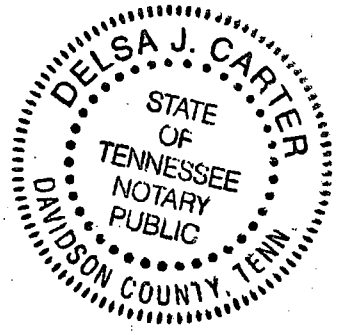
Name: H. Rodes Hart, Jr.

Title: Vice President of Joyce Management Co., Inc., which is the Manager of PEH Strategic Realty Partners, LLC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, DELSA J. CARTER, a Notary Public for the county and state aforesaid, personally appeared H. Rodes Hart, Jr., 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 Vice President of Joyce Management Co., Inc., which is the Manager of PEH STRATEGIC REALTY PARTNERS, LLC, the within named bargainor, and that he as such Vice President, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President of the Manager of the bargainor.

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



_____
NOTARY PUBLIC

My Commission Expires: 07-07-2025

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

LEZ STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company

By: _____

Name: H. Rodes Hart, Jr.

Title: Vice President of Joyce Management Co., Inc., which is the Manager of LEZ Strategic Realty Partners, LLC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, DELSA J. CARTER, a Notary Public for the county and state aforesaid, personally appeared H. Rodes Hart, Jr., 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 Vice President of Joyce Management Co., Inc., which is the Manager of LEZ STRATEGIC REALTY PARTNERS, LLC, the within named bargainor, and that he as such Vice President, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President of the Manager of the bargainor.

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

_____
NOTARY PUBLIC

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

My Commission Expires: 07-07-2025

Exhibit A

Legal Description

Beginning at a found ½" diameter rebar (Tennessee State Plane Coordinates N: 683,875.28', E:1,747,865.28') in the north right of line for Ambrose Avenue common corner with AAA industries, Inc. recorded in Deed Book 6539, Page 287 in the Register of Deeds Davidson County Tennessee also being Lot 1 in AAA Industries, Inc. Subdivision recorded in Plat Book 9700, Page 528 in the Register of Deeds Davidson County Tennessee, thence with said line North 07 degrees 51 minutes 12 seconds East, 257.11 feet to a found 5/8" diameter iron rebar common corner with State of Tennessee recorded in Deed Book 1163, Page 115 in the Register of Deeds Davidson County Tennessee;

Thence with said line the following two (2) calls and distances:

1. South 82 degrees 05 minutes 28 seconds East, 270.02 feet to a found ½" diameter iron rebar with Volunteer Surveying cap;
2. South 81 degrees 48 minutes 04 seconds East, 54.02 feet to a found railroad spike common corner with Nashville Natives GP recorded in Quitclaim Deed Book Instrument Number 20210727-0100368 in the Register of Deeds Davidson County Tennessee;

Thence with said line and in part with Lazarus Holdings, LLC recorded in Quitclaim Deed Book Instrument Number 20201201-0139507 in the Register of Deeds Davidson County Tennessee, the following five (5) calls and distances:

1. South 06 degrees 22 minutes 35 seconds West, 179.58 feet to a found ½" diameter iron rebar with Volunteer Surveying cap;
2. South 82 degrees 07 minutes 17 seconds East, 68.79 feet to a found mag nail with washer stamped "TENN RLS 1838" in asphalt;
3. South 82 degrees 06 minutes 11 seconds East, 49.97 feet to a found 5/8" diameter iron rebar with Volunteer Surveying cap point;
4. South 82 degrees 06 minutes 03 seconds East, 665.16 feet to a found ½" diameter iron rebar with Volunteer Surveying cap:
5. North 06 degrees 34 minutes 51 seconds East, 27.16 feet to a found ½" diameter iron rebar with Volunteer Surveying cap in top of rock wall corner with State of Tennessee recorded in Deed Book 1163, Page 115 in the Register of Deeds Davidson County Tennessee;

Thence with said line South 82 degrees 23 minutes 43 seconds East, 1,014.67 feet to the northern CSX Railroad right of way;

Thence with said line the following three (3) calls and distances:

1. Beginning of a non-tangent curve concave northwesterly, said curve has a radius of 1,868.59 feet, chord bearing South 57 minutes 55 minutes 37 seconds West, 86.42 feet (arc 86.43 feet) to a point;
2. South 59 degrees 15 minutes 07 seconds West, 413.10 feet to a point:

3. Beginning of a curve concave southeasterly, said curve has a radius of 2,896.96 feet, chord bearing South 55 degrees 36 minutes 27 seconds West, 374.11 feet (arc 374.37) feet a found ½" diameter iron rebar with Volunteer Surveying cap common corner with Metro Gov"t PW Service Center East recorded in Deed Book 3316, Page 0633A, in the Register of Deeds Davidson County Tennessee;

Thence with said line the following three (3) calls and distances:

1. North 75 degrees 12 minutes 26 seconds West, 350.48 feet to set 5/8" diameter iron rebar with cap RLS 1004;
2. South 08 degrees 56 minutes 27 seconds West, 79.00 feet to a found ½" diameter iron rebar with Volunteer Surveying cap;
3. North 82 degrees 00 minutes 54 seconds West, 645.43 feet a found ½" diameter iron rebar with Volunteer Surveying cap common corner with Paulo Products Company recorded in Deed Book Instrument Number 201312270130486 (Consolidation Plat Paulo Products, Plat Book Instrument Number 20151203-0121880) in the Register of Deeds Davidson County Tennessee;

Thence with said line the following two (2) calls and distances:

1. North 07 degrees 44 minutes 05 seconds East, 288.77 feet to a set mag nail with washer stamped "TN RLS 1004 CHURCH";
2. North 50 degrees 41 minutes 31 seconds West, 45.65 feet to a set mag nail with washer stamped "TN RLS 1004 CHURCH" in the east right of way of Ambrose Avenue;

Thence with said line the following four (4) calls and distances:

1. Beginning of a curve concave southwesterly, said curve has a radius of 60.00 feet, chord bearing and distance North 29 degrees 24 minutes 56 seconds West, 111.00 feet to a set mag nail with washer stamped "TN RLS 1004 CHURCH";
2. Beginning of a curve concave northerly, said curve has a radius of 120.00 feet, chord bearing North 78 degrees 47 minutes 58 seconds East, 74.83 feet to a set mag nail with washer stamped "TN RLS 1004 CHURCH";
3. North 60 degrees 37 minutes 56 seconds West, 218.90 feet to point.
4. Beginning of a curve concave southwesterly, said curve has a radius of 125.00 feet, chord bearing and distance North 80 degrees 29 minutes 59 seconds West, 84.96 feet to the point of point of beginning.

Parcel containing 853,713.55 square feet more or less, or 19.60 acres more or less.

Source of North Tennessee State Plane Coordinates OPUS July 7, 2022, GEOID 18.

Land description prepared by Kenneth D. Church, TN RLS # 1004, 4001 Deer Creek Blvd., Springhill, Tennessee per survey dated 7/18/2022, project number 22-07-04.

Being the same property conveyed to (i) Space Park Realty Partners JV, LLC, by deeds of record in Instrument Nos. 202103010025448, 202103010025449 and 202103010025450, (ii) PEH Strategic Realty Partners, LLC, by deed of record in Instrument No. 20220829-0097423, and (iii) LEZ Strategic Realty Partners, LLC, by deed of record in Instrument No. 20220829-0097422 all such deeds being recorded in the Register's Office for Davidson County, Tennessee.