WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004649 DEEDWARR
05/18/2023 08:18:30 AM 5 pgs
Fees: $28.00 Taxes: $57,921.82
20230518-0037145

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,654,545.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/13/25

(AFFIX SEAL)

ANGELA H. HENDERSON
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires 07/13/2025

THIS INSTRUMENT WAS PREPARED BY:
Udell Wang, LLP
556 S. Fair Oaks Avenue, Ste. 101, #306
Pasadena, CA 91105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teviac Tennessee, LLC	Teviac Tennessee, LLC	Map 79, Parcel 50
(NAME) c/o Raleigh Enterprises 5300 Melrose Avenue – West Office Building	(NAME) c/o Raleigh Enterprises 5300 Melrose Avenue – West Office Building	
(ADDRESS) Los Angeles, CA 90038	(ADDRESS) Los Angeles, CA 90038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **NLA GCH NASHVILLE, LLC, a Delaware limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Teviac Tennessee, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ☐

This is improved ☒ property, known as 7256 Centennial Place, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), against the lawful claims of all persons whomsoever arising by, through or under the GRANTOR(S) but no others. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8 day of May, 2023.

NLA GCH Nashville, LLC,
a Delaware limited liability company

By: Net Lease Alliance, LLC,
a Tennessee limited liability company
Its Manager

By:_____
Sam L. Colson, Chief Financial Officer

State of Alabama
County of Montgomery

Personally appeared before me Sam L. Colson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8 day of May, 2023.

Angela H. Henderson
Notary Public Angela H. Henderson
My Commission Expires: 7/13/25

ANGELA H. HENDERSON
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires 07/13/2025

RETURN TO:

Teviac Tennessee, LLC
c/o Raleigh Enterprises
5300 Melrose Avenue – West Office Building
Los Angeles, CA 90038
Attn.: Sandi Harris, General Counsel

RECORDED BY:

First American Title Insurance Company
National Commercial Services
50 South 16th Street, Suite 2600
Philadelphia, Pennsylvania 19102
NCS-1B6HTN01

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING THE SAME PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AS SHOWN ON THE PLAN OF RESUBDIVISION OF A PORTION OF LOT 1 COCKRILL BEND INDUSTRIAL SUBDIVISIONS SECTION 5, 2ND REVISION PB 6200 PAGE 508 AND A PORTION OF LOT A, COCKRILL BEND INDUSTRIAL SUBDIVISION, SECTION III PB 5200 PAGE 251, OF RECORD IN INSTRUMENT NO. 20220323-0033275, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO NLA GCH NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM CENTENNIAL PLACE REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT 20220328-0035644, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY.

Tennessee Certification of Electronic Document

I, David C. Huettl, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 8, 2023 (date of document).

Affiant Signature

May 17th 2023
Date

State of Pennsylvania

County of Philadelphia

Sworn to and subscribed before me this 17th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: August 7, 2026

NOTARY'S SEAL

MARGARET ELLEN KAMINS COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
MARGARET ELLEN KAMINS, Notary Public
Philadelphia County
My Commission Expires August 7, 2026
Commission Number 1285144

202305180037145