Name and Address of New Owner
And Send Tax Bills To:

Trip Portfolio, LLC
c/o Biynah Industrial Partners
5353 Wayzata Boulevard, Suite 205
Minneapolis, MN 55416

Karen Johnson Davidson County
Batch# 1011022 DEEDWARRSP
06/05/2023 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $12,025.00
20230605-0042170

This instrument Prepared By:
KMFY Law, 250 E. Town Street, Suite 200
Columbus, Ohio 43215
Tel. 614-344-4800

Map & Parcel No: 094-00-0-090.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Eleven See 1703 LPC LLC, an Ohio Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto TRIP PORTFOLIO, LLC, a Delaware limited liability company "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Darlene Wood, Trustee, Two Lot Property Subdivision, of record in Plat Book 9700, Page 430, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eleven See 1703 LPC LLC, an Ohio Limited Liability Company by Special Warranty Deed from Rich Harris and wife, Janice Annette Harris, individually and d/b/a Titan Intermodal Group in Instrument No. 20221220-0131512, Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on December 20, 2022.

TO HAVE AND TO HOLD said real estate, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

NCS-1171281-MPLS (CF IJW

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 24 day of MAY, 2023.

Eleven See 1703 LPC LLC, an Ohio Limited Liability Company

By: _____
Andrew Skydell, Authorized Signatory

STATE OF FLORIDA)
)
COUNTY OF DADE)

Personally appeared before me, a Notary Public in and for said State and County, DADE, FL, Andrew Skydell, Authorized Signatory of Eleven See 1703 LPC LLC, an Ohio Limited Liability Company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of MAY, 2023.

_____
Notary Public
My commission expires: _____

NOTARY PUBLIC STATE OF FLORIDA
CARLOS GONZALEZ
Commission # HH 265160
Expires May 15, 2026

AFFIDAVIT OF VALUE

STATE OF FLORIDA)
)
COUNTY OF DADE)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,250,000.00, which amount is equal to or greater than the amount which the-property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 24 day of MAY, 2023

_____
Notary Public
My commission expires: _____

NOTARY PUBLIC STATE OF FLORIDA
CARLOS GONZALEZ
Commission # HH 265160
Expires May 15, 2026

89659351.2

Tennessee Certification of Electronic Document

I, Jacquie Williams, 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 5/24/2023 (date of document).

Jacquie Williams
Affiant Signature

5/25/2023
Date

State of Minnesota

County of Hennepin

Sworn to and subscribed before me this 25th day of May, 2023.

angelica m stoffel
Notary's Signature

MY COMMISSION EXPIRES: 01/31/2027

NOTARY'S SEAL

ANGELICA M. STOFFEL
NOTARY PUBLIC
MINNESOTA
My Commission Expires 01/31/2027