Karen Johnson Davidson County
Batch# 1027195 DEEDWARRSP
07/18/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $23,865.00
20230718-0055089

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 (6,450,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of July, 2023. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Stacy Bell, Trustee of Stacy Bell Family Trust (NAME)	**NEW OWNER** (NAME)	**10701001000**
1740 Elm Hill Pike **Nashville, TN 37210** (ADDRESS)	**1740 Elm Hill Pike** **Nashville, TN 37210** (ADDRESS)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of July, 2023, the undersigned, **TENNESSEE BECKNELL INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BEAUAVA, LLC, a TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **1740 Elm Hill Pike, Nashville, TN 37210** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 as shown on the Plan of Metropolitan Industrial Park, Section Six, of record in Plat Book 3842, Page 178, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more commplete description.
>
> Being the same property conveyed to Tennessee Becknell Investors LLC, a Delaware limited liability company, by Quitclaim Deed from Becknell Development L.L.C., an Illinois limited liability company, of record in Instrument No. 20050223-0020033, in the Register's Office for Davidson County, Tennessee, dated February 1, 2005, and recorded on February 23, 2005.

This conveyance is SUBJECT TO and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever claiming under, by of through GRANTOR, but not further or otherwise, subject to the matters set forth herein.

IN WITNESS WHEREOF, this instrument has been executed this 12 day of July, 2023.

GRANTOR: Tennessee Becknell Investors LLC, a Delaware limited liability company

By: Becknell Industrial Operating Partnership, L.P., a Delaware limited partnership
Its: Sole Member

By: Becknell Industrial Operating Partnership GP, LLC, a Delaware limited liability company
Its: General Partner

By: _____
Its: Authorized Signatory

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) Hartford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brent N. Hall with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Signatory for Becknell Industrial Operating Partnership GP, LLC, general partner of Becknell Industrial Operating Partnership, L.P., sole member of **Tennessee Becknell Investors LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Tennessee Becknell Investors LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Delaware, and that they in such capacity as the Authorized Signatory for the company executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Signatory.

WITNESS my hand, at office, on this 12th day of July, 2023.

A. Kyprillis
Notary Public

My Commission Expires

ANASTASIA M. KYPRILLIS
NOTARY PUBLIC
State of Connecticut
My Commission Expires Aug. 31, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 12, 2023.

Affiant Signature

7/12/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of July, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY