WHEN RECORDED MAIL TO:
Stutzman, Bromberg, Esserman & Plifka, A Professional Corporation
2323 Bryan Street, Suite 2200
Dallas, Texas 75201
Attn: Eun Yee (Andie) Chung

MAIL TAX STATEMENTS TO:
LRF3 NASH MASSMAN DRIVE LLC
13218 West Broward Blvd.
Plantation, FL 33325
Attn: Michelle Villeda

Karen Johnson Davidson County
Batch# 1066048 DEEDQC
10/30/2023 12:51:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231030-0084635

NEW OWNER IS:
LRF3 NASH MASSMAN DRIVE LLC
116 Huntington Ave, Suite 1001
Boston, MA 02116

THIS INSTRUMENT PREPARED BY:
Stutzman, Bromberg, Esserman & Plifka, A Professional Corporation
2323 Bryan Street, Suite 2200
Dallas, Texas 75201
Attn: Eun Yee (Andie) Chung

Tax Parcel Number: 095-13-0-021.00; 095-13-0-004.00

QUIT CLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THIS Quit Claim Deed , made as of October 26, 2023, between PMUDO NASHVILLE, LLC, a Missouri limited liability company, having an address of 2600 Grand Blvd., Suite 700, Kansas City, Missouri 64108 ("Grantor"), and LRF3 NASH MASSMAN DRIVE LLC, a Delaware limited liability company, having an address of 116 Huntington Ave., Suite 1001, Boston, Massachusetts 02116 ("Grantee");

WITNESSETH, THAT FOR AND IN CONSIDERATION of the sum of $10.00 (ten dollars) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby quitclaim and convey unto Grantee, its successors and assignees, all of Grantor's right, title and interest in that certain tract of land situated and being in the County of Davidson, State of Tennessee (the "Property") more particularly described on Exhibit A attached hereto.

This conveyance is made by Grantor and accepted by Grantee subject to such limitations, restrictions, and encumbrances as the same are now in force and effect and relate to the Property.

IN WITNESS WHEREOF, the undersigned has caused this Quit Claim Deed to be executed on the date first written above, and to be signed, sealed and delivered:

PMUDO NASHVILLE, LLC,
a Missouri limited liability company

By: _____
Name: Patrick McGannon
Title: Managing member

STATE OF Missouri §
§
COUNTY OF Jackson §

This instrument was acknowledged before me on this 25th day of October, 2023 by Patrick J. McGannon, Manager of PMUDO NASHVILLE, LLC, a Missouri limited liability company, on behalf of such company.

My Commission Expires:

_____

Debra Jarrett Slattery
Notary Public in and for the aforesaid State

DEBRA JARRETT SLATTERY
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 12539972
My Commission Expires Jul 23, 2024

Printed Name of Notary:

Debra Jarrett Slattery

OATH OF CONSIDERATION

State of Tennessee

County of Davidson

Affiant swears, affirms and certifies that the actual consideration, for this transfer is $0.00.

Affiant: John Gunasti, Agent of Grantee
Address: 265 Franklin Street, Suite 810, Boston, MA 02110

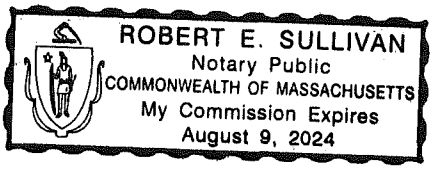
John Gunasti
Agent of Grantee

Notary Acknowledgement:

Subscribed and sworn to before me, this 25th day of October, 2023.

Notary Public

Seal and Stamp



My Commission Expires:

EXHIBIT A
Legal Description

TRACT I:

LAND IN THE 3RD CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NUMBER 37, SHOWN ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK SECTION 30, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4595, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 37 IS MORE PARTICULARLY DESCRIBED AS BEGINNING AT A CONCRETE MONUMENT IN THE WESTERN MARGIN OF APPLETON DRIVE AT THE END OF THE RETURN OF THE INTERSECTION OF MASSMAN DRIVE AND APPLETON DRIVE; THENCE, WITH THE WESTERN MARGIN OF APPLETON DRIVE S 27 DEGREES 58' EAST, PASSING A CONCRETE MONUMENT AT 335.00 FT., A TOTAL DISTANCE OF 375.00 FT. TO A POINT IN THE CENTER OF L & N RAILROAD LEAD TRACK; THENCE, WITH SAID TRACK, S 62 DEGREES 02' WEST 329.72 FT. TO A POINT; THENCE, LEAVING SAID TRACK, N 27 DEGREES 58' WEST, PASSING A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF MASSMAN DRIVE; THENCE, N 62 DEGREES 02' EAST 279.72 FT. TO A CONCRETE MONUMENT; THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FT. A DISTANCE OF 78.54 FT. TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOW:

Land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being Lot Number 37, shown on the Plan of Metropolitan Industrial Park Section 30, a plat of which is of record in Plat Book 4595, Page 23, Register' s Office for Davidson County, Tennessee.

Said Lot Number 37 is more particularly described as beginning at a concrete monument in the Western margin of Appleton Drive at the end of the return of the intersection of Massman Drive and Appleton Drive; thence, with the Western margin of Appleton Drive S 27 degrees 58' East, passing a concrete monument at 335.00 ft., a total distance of 375.00 ft. to a point in the center of L & N Railroad Lead Track; thence, with said track, S 62 degrees 02' West 329.72 ft. to a point; thence, leaving said track, N 27 degrees 58' West, 425.00 FT to an existing iron rod in the Southerly margin of Massman Drive; thence, N 62 degrees 02' East 279.72 ft. to a concrete monument; thence, with a curve to the right having a radius of 50 ft. a distance of 78.54 ft. to the Point of Beginning.

TRACT II:

A PARCEL OF LAND IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY MASSMAN DRIVE AND ON THE SOUTH BY AN L & N RAILROAD TRACK, BEING THE RESUBDIVISION OF LOT 24, SECTION 18, METROPOLITAN INDUSTRIAL PARK, AS OF RECORD IN BOOK 4470, PAGE 31,

REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE SOUTHERLY MARGIN OF MASSMAN DRIVE, SOUTH 62 DEG. 02 MIN. 00 SEC. WEST 359.72 FEET FROM THE CENTERLINE OF APPLETON DRIVE; THENCE SOUTH 27 DEG. 58 MIN 00 SEC. EAST PASSING A WITNESS IRON ROD AT 385.00 FEET, A TOTAL DISTANCE OF 425.00 FEET TO A POINT IN THE CENTERLINE OF AN L & N RAILROAD TRACK; THENCE, WITH SAID RAILROAD SOUTH 62 DEG. 02 MIN. 00 SEC. WEST 185.00 FEET TO A POINT, THENCE NORTH 27 DEG. 58 MIN. 00 SEC. WEST, PASSING A WITNESS IRON ROD AT 40.00 FEET, A TOTAL DISTANCE OF 425.00 FEET TO AN IRON ROD ON THE SOUTHERLY MARGIN OF MASSMAN DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF MASSMAN DRIVE, NORTH 62 DEG. 02 MIN. 00 SEC. EAST 185.00 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to PMUDO NASHVILLE, LLC, a Missouri limited liability company (by virtue of Special Warranty Deed from PMD Branch RE, LLC, a Missouri limited liability company, dated September 28, 2021, recorded October 1, 2021, in Instrument Number 202110010132344, in the Register's Office for Davidson County, Tennessee; and by virtue of Quit Claim Deed from PMD Branch RE, LLC, a Missouri limited liability company, dated September 28, 2021, recorded October 1, 2021, in Instrument Number 202110010132345, aforesaid Register's Office).

Tennessee Certification of Electronic Document

I, Kimberly Hagan, 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 October 26, 2023 (date of document).

Affiant Signature

October 30, 2023
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 30th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

KAITLIN M FREDERICK
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 22, 2027