Karen Johnson Davidson County
Batch# 1072294 DEEDQC
11/15/2023 03:50:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231115-0089211

2nd

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
SL7 Industrial Acquisition, LP c/o Stonelake Capital Partners 200 Park Place 4200 Westheimer Rd. #900 Houston, Texas 77027	174-00-0-197.00	Same as New Owner
This instrument prepared by: Thompson Burton PLLC 6100 Tower Circle, Suite 200, Franklin, TN 37067, Attn: Chandler Farmer, Esq.		

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **OLD FRANKLIN ROAD, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **SL7 INDUSTRIAL ACQUISITION, LP**, a Texas limited partnership (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 15th day of November, 2023

GRANTOR:

OLD FRANKLIN ROAD, LLC,
a Tennessee limited liability company

By: _____
Name: S. Joseph Moore
Its: President and CEO

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, Kari Allen, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared S. Joseph Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and CEO of OLD FRANKLIN ROAD, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President and CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President and CEO.

WITNESS my hand and seal at office in Williamson County, Tennessee on this 15th day of November 2023.

Kari Allen
Notary Public

My Commission Expires: 07/21/2026

KARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 21, 2026

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 15th day of November, 2023.

Affiant

Notary Public

My Commission Expires: 07/21/2026

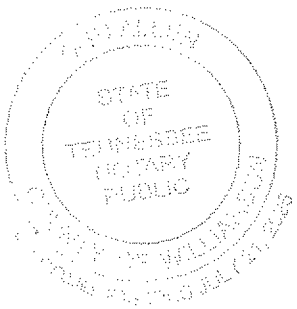


EXHIBIT "A"

Legal Description of the Property

Being a tract of land lying in Antioch, Davidson County, Tennessee, Subdivision Plat for American General Realty Investment Corp. of the Crossings at Hickory Hollow Old Franklin Road, as of record in Plat Book 9700, Page 392, at the Register's Office for Davidson County, Tennessee as follows:

Beginning at an iron rebar found 5/8" diameter with Littlejohn cap **(Tennessee State Plane Coordinates N: 621,618.59 feet, E: 1,781.023.60 feet)** in the easterly right-of-way line of Old Franklin Road, at a corner common with Lot 1 of The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 586, at the Register's Office for Davidson County, Tennessee, also being the property of L & S, LLC, as of record in Instrument Number: 20001107-0110796, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of Old Franklin Road, with the southerly property line of said Lot 1, South 51 deg 11 min 06 sec East, 956.59 feet to an iron rebar found 5/8" diameter with Littlejohn cap, in the westerly property line of Lot 2 of The Crossings at Hickory Hollow, Phase III, also being the property of Lexington Antioch, LLC, as of record in Instrument Number: 20040707-0080778, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 2, South 38 deg 48 min 14 sec West, 439.92 feet to an iron rebar found 5/8" diameter with Littlejohn cap, common corner with Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 707, at the Register's Office for Davidson County, Tennessee, also being the property of Bradley S. French, as of record in Instrument Number: 20141205-0111510, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, North 60 deg 32 min 18 sec West, 290.91 feet to a pk nail found, at a corner common with the Open Space, of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, also being the property of Timothy Matthew Simpson, as of record in Instrument Number: 20140826-0077593, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Open Space, the following three (3) calls and distances:

1. North 60 deg 32 min 18 sec West, 186.44 feet to an iron rebar found ½" diameter with Cherry cap;
2. North 59 deg 14 min 46 sec West, 336.67 feet to a mag nail found;
3. North 65 deg 07 min 17 sec West, 234.07 feet to an existing iron rebar 5/8" diameter no cap in the easterly right-of-way line of Old Franklin Road;

Thence with the easterly right-of-way line of Old Franklin Road, the following three (3) bearings and distances:

1. North 63 deg 09 min 55 sec East, 6.84 feet to an existing iron rebar 5/8" diameter no cap;
2. Thence with a curve to the left, along an arc length of 341.42 feet, the central angle of which is 24 deg. 02 min 01 sec, the radius of which is 813.95 feet, the chord of which is North 50 deg 57 min 20 sec East, 338.92 feet to existing iron rebar 5/8" diameter no cap;
3. North 38 deg 50 min 18 sec East, 283.51 feet to the POINT OF BEGINNING,

Containing 502,619.25 square feet more or less or 11.54 acres more or less.

Land Description prepared by Kenneth D. Church, TN RLS 1004 per survey dated October 31, 2023. Source of North Per Tennessee State Plane Coordinate System.

Being the same property conveyed to Old Franklin Road, LLC, a Tennessee limited liability company, by Warranty Deed from American General Life Insurance Company, a Texas Insurance Company, of record in Instrument No. 20200915-0105250, Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 15, 2020.

Being the same property conveyed to Old Franklin Road, LLC, a Tennessee limited liability company, by Quitclaim Deed from American General Life Insurance Company, a Texas Insurance Company, of record in Instrument No. 20200915-0105251, Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 15, 2020.

Tennessee Certification of Electronic Document

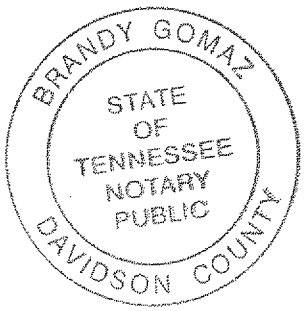
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 15, 2023 (date of document).

Affiant Signature

11/15/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of November, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25