Karen Johnson Davidson County
Batch# 1081870 DEEDQC
12/14/2023 02:33:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20231214-0096672

This instrument prepared by:
Morrison & Foerster LLP
707 Wilshire Boulevard, Suite 600
Los Angeles, CA 90017
Attn: Kaleb E. Keller, Esq.

QUITCLAIM DEED

Address of New Owners: The COATS Company	Send Tax Bills to: The COATS Company	Map/Parcels No.
1601 JP Hennessy Dr,	1601 JP Hennessy Dr,	183-00-0-052.00
La Vergne, TN 37086	La Vergne, TN 37086	183-00-0-108.00

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **HENNESSY INDUSTRIES, LLC** (successor-by-conversion to Hennessy Industries, Inc., a Delaware corporation, as evidenced by the Certificate of Conversion attached hereto as Exhibit B), by these presents does hereby quitclaim and convey unto **THE COATS COMPANY, LLC**, its successors and assigns, all of its right, title and interest in and to that certain real estate in Davidson County, Tennessee, as described in Exhibit A-1 attached hereto and alternatively described in Exhibit A-2 attached hereto.

STATE OF TN
COUNTY OF Warren

The actual consideration for this transfer is $ 0.00 .

Subscribed and sworn to before me this the day of December 12, 2023.

Affiant

My commission expires: 2027
(Affix Seal)

Notary Public

RHONDA MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

[SIGNATURE PAGE FOLLOWS]

Witness our hand, effective as of 20th day of September 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HENNESSY INDUSTRIES, LLC,
a Delaware limited liability company

By: _____
Name: MAURICIO SANTORI
Title: PRESIDENT

STATE OF TN
COUNTY OF Warren

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mauricio Santori, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the President of HENNESSY INDUSTRIES, LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as its President.

Witness my hand and official seal, at office, this 12 day of December, 2023.

Rhonda Matthews
Notary Public

My Commission Expires: 2027

RHONDA MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

EXHIBIT A-1

LEGAL DESCRIPTION

Tract 1:

Land being in Davidson County, Tennessee, and being lot No. 1 on the Plan of Interchange City Industrial Park, Section 6 as of record in Book 4460, Page 98, Register's Office in Davidson County, and described as follows:

Beginning at a point in the north margin of Andy Holt Boulevard, said point being 1,594.95. feet east of the intersection with the east margin of Firestone Parkway measured along the north margin of Andy Holt Boulevard; thence N 4° 34' W, 100.0 feet; thence N 45° 34' W, 520.0 feet; thence N 44° 26' E, 900.0 feet; thence S 45° 34' E, 540.17 feet; thence S 74° 10' E, 100.0 feet to the west margin of Andy Holt Boulevard; thence along same S 15° 50' W, 135.19 feet; thence along a curve to the right with radius of 788.51 feet, 957.84 feet to the point of beginning containing an area of 15.528 acres.

Being the same property conveyed to Hennessy Industries, Inc. by Warranty Deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, of record in Book 7084, Page 745, Register's Office for Davidson County, Tennessee, dated December 29, 1986 and recorded on December 30, 1986.

Tract 2:

A tract of land in the second civil district of Metropolitan Nashville, Davidson County, Tennessee in the Interchange City Industrial Park lying east of Heil-Quaker Boulevard, and being more fully described as follows:

Beginning at an iron pin on the easterly margin of Heil-Quaker Boulevard at the southwest corner of Lot 1 on the Revised Plat of Section XIII of Interchange City Industrial Park, of record in Book 4675, Page 112, Register's Office of Davidson County, Tennessee, said Section XIII having been Conveyed to Crescent Properties Company, by deeds of record in Book 5305, Page 570 and Book 5317, Page 242, Register's Office of Davidson County, Tennessee; thence,

1) S 58° 35' 44" E, a distance of 96.16' with Crescent Properties Company's south line to an iron pin; thence,

2) S 81° 28' 44" E, a distance of 746.24' with Crescent Properties Company's south line to an iron pin; thence,

3) N 44° 27' 41" E, a distance of 121.30' with Crescent Properties Company's east line to an iron pin; thence,

4) S 83° 13' 29" E, a distance of 46.24' to an iron pin; thence,

5) N 8° 30' 41' E, a distance of 62.34' to an iron pin; thence,

6) Continuing with Crescent Properties Company's east line, N 44° 27' 41" E, a distance of 456.96' to an iron pin in the center line of a railroad spur; thence,

7) S 75° 28' E, with the center line of said railroad spur, and at 141.81' passing the southwest corner of property conveyed to Amtrol, Inc. by deed of record in Book 5271, Page 929, R.O.D.C., Tennessee, and continuing with the south line of the Amtrol, Inc. property, 114.03 feet, for a total distance of 255.84', to an iron pin at the northwest corner of property conveyed to Santa Fe Equipment Company by deed of record in Book 5392, Page 124, R.O.D.C., Tennessee; thence,

8) S 14° 32' W, a distance of 30.00' to an iron pin in Santa Fe Equipment Company's west line; thence,

9) S 44° 16' W, passing Santa Fe Equipment Company's corner at 3.54' and continuing 900.00' for a total distance of 903.54' to an iron pin at a common corner of two tracts conveyed to the Industrial Board of the Metropolitan Government of Nashville and Davidson County, by deeds of record in Book 4622, Page

287 and Deed Book 5775, Page 401, said Register's Office; thence,

10) N 14° 23' 22" W, a distance of 214.78' to an iron pin; thence,

11) N 81° 28' 44" W, a distance of 783.98' with the north line of the Industrial Board, McDowell Development Corporation and Ralph Rogers and Company, Inc. properties to an iron pin in the north line of said Ralph Rogers and Company, Inc.'s property, said property having been acquired by deed of record in Book 5639, Page 288, R.O.D.C., Tennessee; thence,

12) N 58° 35' 44" WI a distance of 109.78' with Rogers' line to an iron pin on the easterly margin of Heil-Quaker Boulevard; thence,

13) Northerly with a curve to the left along the easterly margin of Heil-Quaker Boulevard, said curve having a radius of 1175.92' and a central angle of 2° 56' 12" (and a chord bearing and distance of N 32° 57' 57" E, 60.26'), a distance of 60.27' to the point of beginning and containing 5.521 acres according to a survey by John W. Massey, dated December 14, 1981.

Being the same property conveyed to Hennessy Industries, Inc., a Delaware corporation, by Warranty Deed from McDowell Development Corporation, a Tennessee corporation, of record in Book 5835, Page 926, Register's Office for Davidson County, Tennessee, dated December 30, 1981 and recorded on December 31, 1981.

Hennessy Industries, LLC, a Delaware limited liability company, is successor-by conversion to said Hennessy Industries, Inc., a Delaware corporation.

EXHIBIT A-2

LEGAL DESCRIPTION

LAND BEING IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF LANDS CONVEYED TO INDUSTRIAL MAINTENANCE AND ELECTRICAL CORPORATION, AS RECORDED IN INSTRUMENT NUMBER 20080613-0061065, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, AND THE NORTHERLY RIGHT OF WAY OF J.P. HENNESSY DRIVE (60' PUBLIC RIGHT OF WAY);

THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, ALONG THE EASTERLY LINE OF SAID LANDS CONVEYED, ALONG THE EASTERLY AND NORTHERLY LINES OF LANDS CONVEYED TO MEADE REAL ESTATE, LLC, AS RECORDED IN INSTRUMENT NUMBER 20150506-0041397, ALONG THE NORTHERLY LINE OF LANDS CONVEYED TO CLEMDOG LAVERGNE, LLC, AS RECORDED IN INSTRUMENT NUMBER 20230117-0003751, ALL IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. NORTH 04°34'00" WEST, A DISTANCE OF 100.00' TO A 5/8" IRON REBAR FOUND;
2. NORTH 45°34'00" WEST, A DISTANCE OF 520.00' TO A POINT;
3. NORTH 14°13'22" WEST, A DISTANCE OF 214.78' TO A POINT;
4. NORTH 81°18'44" WEST, A DISTANCE OF 783.98' TO A POINT;
5. NORTH 58°25'44" WEST, A DISTANCE OF 109.78' TO A POINT AND THE SOUTHEASTERLY RIGHT OF WAY OF HEIL QUAKER BOULEVARD (60' PUBLIC RIGHT OF WAY);

THENCE DEPARTING SAID NORTHERLY LINE AND ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.27', A RADIUS OF 1,175.92', A DELTA ANGLE OF 002°56'11", A CHORD BEARING AND DISTANCE OF NORTH 33°01'30" EAST, 60.26' TO A POINT AND THE SOUTHWEST CORNER OF LANDS CONVEYED TO MDH PROPCO 2014-A, LLC, AS RECORDED IN INSTRUMENT NUMBER 20141104-0101849, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY;

THENCE DEPARTING SAID RIGHT OF WAY AND ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LAND CONVEYED, THE FOLLOWING SIX (6) COURSES AND DISTANCES;

1. SOUTH 58°25'44" EAST, A DISTANCE OF 96.16' TO A POINT;
2. SOUTH 81°18'44" EAST, A DISTANCE OF 746.24' TO A POINT;
3. NORTH 44°37'41" EAST, A DISTANCE OF 121.30' TO A POINT, WITNESSED BY A 1/2" IRON REBAR FOUND NORTH 58°30'43" WEST, 2.01' FROM CORNER;
4. SOUTH 83°03'29" EAST, A DISTANCE OF 46.24' TO A POINT, WITNESSED BY A 1/2" IRON REBAR FOUND NORTH 86°25'58" WEST, 9.43' FROM CORNER;
5. NORTH 08°40'41" EAST, A DISTANCE OF 62.34' TO A POINT, WITNESSED BY A 1/2" IRON REBAR FOUND SOUTH 84°25'11" WEST, 2.77' FROM CORNER;

6. NORTH 44°37'41" EAST, A DISTANCE OF 456.96' TO A POINT AND THE SOUTHERLY LINE OF LANDS CONVEYED TO KNESTRICK PROPERTIES HOLDINGS, LLC, AS RECORDED IN INSTRUMENT NUMBER 20220502-0050579, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY;

THENCE DEPARTING SAID EASTERLY LINE, ALONG THE SOUTH LINE OF SAID LANDS CONVEYED, AND ALONG THE SOUTH LINE OF LANDS CONVEYED TO HP TOWER INVESTORS, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 20160113-0003741, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, SOUTH 75°18'00" EAST, A DISTANCE OF 255.84' TO A POINT AND THE NORTHWEST CORNER OF LANDS CONVEYED TO TLC PARTNERSHIP, AS RECORDED IN DEED BOOK 9014, PAGE 87, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY;

THENCE DEPARTING SAID SOUTHERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID LANDS CONVEYED, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. SOUTH 14°42'00" WEST, A DISTANCE OF 30.00' TO A POINT;
2. SOUTH 44°26'00" WEST, A DISTANCE OF 3.54' TO A POINT;
3. SOUTH 45°34'00" EAST, A DISTANCE OF 540.17' TO A POINT;
4. SOUTH 74°10'00" EAST, A DISTANCE OF 100.00' TO A POINT AND THE NORTHWESTERLY RIGHT OF WAY OF J.P. HENNESSY DRIVE (60' PUBLIC RIGHT OF WAY);

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. SOUTH 15°50'00" WEST, A DISTANCE OF 135.19' TO A POINT;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 957.87', A RADIUS OF 788.51', A DELTA ANGLE OF 069°36'06", A CHORD BEARING AND DISTANCE OF SOUTH 50°38'02" WEST, 900.05' TO A POINT, THE SOUTHEAST CORNER OF SAID LANDS CONVEYED TO INDUSTRIAL MAINTENANCE AND ELECTRICAL CORPORATION, AND THE POINT OF BEGINNING.

CONTAINING 916,887 SQUARE FEET (21.049 ACRES) OF LAND, MORE OR LESS.

The foregoing description prepared by Timothy R. Durr, Tenn. RLS #3119, for the benefit of LMS Surveying LTD., P.O. Box 65, Sharon Center, Ohio 44274, by survey dated as of September 29, 2023, last revised December 4, 2023.

EXHIBIT B

CERTIFICATE OF CONVERSION

[Attached]

State of Delaware
Secretary of State
Division of Corporations
Delivered 02:42 PM 05/31/2016
FILED 02:42 PM 05/31/2016
SR 20164073716 - File Number 783692

CERTIFICATE OF CONVERSION FROM A CORPORATION TO A LIMITED LIABILITY COMPANY

(Under Section 18-214 of the Delaware Limited Liability Company Act)

The undersigned, desiring to convert a Delaware corporation to a Delaware limited liability company under the Delaware Limited Liability Company Act (the "Act"), hereby certifies:

FIRST: The jurisdiction where the corporation first formed is Delaware.

SECOND: The jurisdiction immediately prior to filing this Certificate is Delaware.

THIRD: The date the corporation first formed is July 24, 1972.

FOURTH: The name of the corporation immediately prior to filing this Certificate is Hennessy Industries, Inc.

FIFTH: The name of the limited liability company as set forth in the Certificate of Formation is Hennessy Industries, LLC.

IN WITNESS WHEREOF, the undersigned, an authorized person within the meaning of Sections 18-201 and 18-204 of the Act, has signed this Certificate on the 31st day of May, 2016.

By: _____
Name: Frank T. McFaden
Title: Vice President

202312140096672

Tennessee Certification of Electronic Document

I, Thomas Szopinski, 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 9/20/2023 (date of document).

Thomas Szopinski
Affiant Signature

12/14/2023
Date

State of California

County of Orange

Sworn to and subscribed before me this 14th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/14/24

NOTARY'S SEAL

BRIANA RANDEL
Notary Public - California
Orange County
Commission # 2321543
My Comm. Expires Feb 14, 2024