This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer

Karen Johnson Davidson County
Batch# 1095012 DEEDWARRSP
01/26/2024 02:14:30 PM 7 pgs
Fees: $38.00 Taxes: $29,045.00
20240126-0005543

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
OSB Holdings, LLC 3811 Cleghorn Avenue Nashville, TN 37215	OSB Holdings, LLC 3811 Cleghorn Avenue Nashville, TN 37215	Map/Parcel 019-00-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SL6 NASHVILLE INDUSTRIAL, LP**, a Texas limited partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **OSB HOLDINGS, LLC**, a Tennessee limited liability company (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), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as 300-400 Old Stone Bridge Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions"). Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming by, through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of January 2024, but is effective as of the 26 day of January, 2024.

GRANTOR:

SL6 NASHVILLE INDUSTRIAL, LP,
a Texas limited partnership

By: SL6 Nashville Industrial GP, LLC,
a Texas limited liability company,
its general partner

By: _____
Name: Kenneth E. Aboussie, Jr.
Title: Co-President

STATE OF TEXAS

COUNTY OF Travis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth E. Aboussie, Jr, the Co-President of SL6 Nashville Industrial GP, LLC, a Texas limited liability company, the general partner of SL6 Nashville Industrial, LP, a Texas limited partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Co-President executed the foregoing instrument for the purposes therein expressed and contained, by signing his name, as such Co-President.

Witness my hand and official seal this 23 day of January, 2024.

My Commission Expires:

3-1-2027

_____
Notary Public

ASHLEY MARIE FURLONG
Notary Public, State of Texas
Comm. Expires 03-01-2027
Notary ID 13422824-5

[Signatures Continue on Following Page]

SL6 NASHVILLE INDUSTRIAL, LP,
a Texas limited partnership

By: SL6 Nashville Industrial GP, LLC,
a Texas limited liability company,
its general partner

By:_____
Name: John A. Kiltz
Title: Co-President

STATE OF TEXAS

COUNTY OF Travis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John A. Kiltz, the Co-President of SL6 Nashville Industrial GP, LLC, a Texas limited liability company, the general partner of SL6 Nashville Industrial, LP, a Texas limited partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Co-President executed the foregoing instrument for the purposes therein expressed and contained, by signing his name, as such Co-President.

Witness my hand and official seal this 18 day of January, 2024.

My Commission Expires:

3-29-26

_____
Notary Public

PATRICIA VOELKEL
Notary Public, State of Texas
Comm. Expires 03-29-2026
Notary ID 131330013

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $7,850,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 26 day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 8/14/27

KIMBERLY FRANCIS PALMER
Notary Public, State of Texas
Comm. Expires 08-14-2027
Notary ID 134505267

Exhibit "A"

Legal Description of Property

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS SHOWN AS TRACT 3 ON THE PLAT ENTITLED "OLD STONE BRIDGE SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK 6250, PAGE 696, R.O.D.C.T. SAID TRACT IS LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD, AT THE MOST SOUTHERLY CORNER OF TRACT 1 OF SAID OLD STONE BRIDGE SUBDIVISION, SECTION ONE, AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE LEAVING SAID RIGHT-OF-WAY WITH SAID TRACT 1, NORTH 31 DEGREES 35 MINUTES 39 SECONDS EAST, 163.84 FEET TO A POINT NEAR THE CENTER OF MANSKER CREEK;

THENCE, GENERALLY ALONG THE CENTER OF MANSKER CREEK, SOUTH 74 DEGREES 06 MINUTES 49 SECONDS EAST, 362.54 FEET TO A POINT;

THENCE CONTINUING GENERALLY ALONG THE CENTER OF MANSKER CREEK, SOUTH 60 DEGREES 30 MINUTES 33 SECONDS EAST, 365.95 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF IBP, INC, OF RECORD AS INSTRUMENT NUMBER 200007250073433, R.O.D.C.T.;

THENCE, LEAVING SAID CREEK, WITH SAID IBP, INC, SOUTH 20 DEGREES 59 MINUTES 11 SECONDS EAST, 50.35 FEET TO A POINT;

THENCE, CONTINUING WITH SAID IBP, INC, SOUTH 68 DEGREES 39 MINUTES 59 SECONDS WEST, 650.11 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, AT THE SOUTHEASTERLY TERMINUS OF THE RIGHT-OF-WAY OF OLD STONE BRIDGE ROAD;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 21 DEGREES 21 MINUTES 24 SECONDS WEST, 454.57 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE PROPERTY CONVEYED TO SL6 NASHVILLE INDUSTRIAL, LP, A TEXAS LIMITED PARTNERSHIP, BY SPECIAL WARRANTY DEED FROM MILBURN SPN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220210-0015384, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 26, 2022 AND RECORDED ON FEBRUARY 10, 2022.

Exhibit "B"

Permitted Exceptions

1. Real estate taxes for the year 2024 and subsequent years, a lien not yet due and payable.

2. Zoning, building codes, and other laws affecting the Property provided the same are not violated by the Property.

3. The rights of tenants in possession under unrecorded leases.

4. All matters that would be set forth on an updated ALTA survey of the Property.

5. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 696, in the Register's Office of Davidson County, Tennessee.

6. Easement from Oscar Mayer & Co., Inc. to Madison Suburban Utility District, a municipal corporation, its successors and assigns, of record in Book 4419, Page 472, in the Register's Office of Davidson County, Tennessee.

7. Final Judgment from The State of Tennessee, et al to Industrial Development Board of the City of Goodlettsville, et al, of record in Book 4185, Page 983, in the Register's Office of Davidson County, Tennessee.

8. The rights of upper and lower riparian owners to the free and unobstructed flow of the water of Mansker Creek without diminution or pollution and the consequence of any past or future change in the location of Mansker Creek

9. Riparian rights incident to premises

10. Rights of upper and lower riparian owners in and to the waters of Mansker Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution

11. Subject to the flow of any creeks, streams, or branches across subject Property.

Tennessee Certification of Electronic Document

I, Josie Hernandez, 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 January 26, 2024 (date of document).

Affiant Signature

1/26/24
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 26 day of January, 2024.

J. GREEN
Notary Public, State of Texas
Comm. Expires 12-19-2024
Notary ID 129220895

Notary's Signature