Karen Johnson Davidson County
Batch# 1104327 DEEDWARRSP
02/26/2024 08:09:30 AM 7 pgs
Fees: $38.00 Taxes: $27,316.16
20240226-0012675

William A. Hendon
Notary Public, State of New York
Reg. No 01HE6417910
Qualified in New York County
Commission Expires May 24, 2025

THIS INSTRUMENT PREPARED BY: Michael K. Berman, Esquire Paul Hastings LLP 2050 M Street NW Washington, DC 20036	The actual consideration or value, whichever is greater, for this transfer is $7,382,747.00 Affiant: Sharon Kilmer, Vice President of AGNL Manager IV, Inc., manager of AGNL Rack, L.L.C. Subscribed and sworn to before me, this 13th day of February, 2024. Notary Public My Commission Expires: May 24, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
AGNL RACK, L.L.C. c/o TPG Angelo Gordon 245 Park Avenue, 24th Floor New York, NY 10167-0094 Attn: Gordon J. Whiting	AGNL RACK, L.L.C. c/o TPG Angelo Gordon 245 Park Avenue, 24th Floor New York, NY 10167-0094 Attn: Asset Management	034-15-0-020.00 034-15-0-017.00 034-15-0-016.00 Madison, TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AMERICAN APPLIANCE PRODUCTS, LLC**, a Delaware limited

liability company, (formerly known as American Appliance Products, Inc., a Delaware corporation) ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **AGNL RACK, L.L.C.**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto (the "**Property**").

This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

This is improved property known as: 1113, 1117 and 1129 Myatt Boulevard, Madison Tennessee 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but not otherwise, except claims arising under or by virtue of the Permitted Exceptions.

[SIGNATURE ON FOLLOWING PAGE]

WITNESS my hand this 23rd day of February, 2024.

GRANTOR:

AMERICAN APPLIANCE PRODUCTS, LLC,
a Delaware limited liability company

By: _____
Name: Luis Liu
Title: President and Chief Executive Officer

STATE OF Kentucky
COUNTY OF Jefferson

On February 14, 2024 before me, Jeremy Ockerman, a Notary Public in and for said state, personally appeared Luis Liu, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

_____
Notary Public in and for said State

JEREMY ALAN OCKERMAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP38453
My Commission Expires Oct 12, 2025

EXHIBIT A

DESCRIPTION OF PROPERTY

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOTS 14, 15, 16, 17, 18, AND 19 OF RIVERGATE INDUSTRIAL PARK, SECTION TWO, OF RECORD IN PLAT BOOK 6900, PAGE 239, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF MYATT BOULEVARD AT A CORNER COMMON WITH THE PROPERTY OF ONYX INDUSTRIAL SERVICES, INC., OF RECORD IN INSTRUMENT NUMBER 200102160015149, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MYATT BOULEVARD FOR THE FOLLOWING THREE CALLS:

- WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A CURVE LENGTH OF 139.22 FEET, A CENTRAL ANGLE OF 106 DEG 21 MIN 11 SEC, A CHORD OF SOUTH 72 DEG 55 MIN 20 SEC WEST, 120.07 FEET TO AN EXISTING IRON ROD,

- WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 28.88 FEET, A CENTRAL ANGLE OF 55 DEG 09 MIN 00 SEC, A CHORD OF SOUTH 47 DEG 19 MIN 15 SEC WEST, 27.77 FEET TO AN EXISTING IRON ROD,

- SOUTH 74 DEG 53 MIN 45 SEC WEST, 403.83 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF MICHAEL T. PRICE ET UX, OF RECORD IN DEED BOOK 8604, PAGE 736, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MYATT BOULEVARD WITH THE EASTERLY PROPERTY LINE OF MICHAEL T. PRICE ET UX, NORTH 15 DEG 06 MIN 15 SEC WEST, 326.99 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY PROPERTY LINE OF FLEMING AND WILKINSON PROPERTIES OF RECORD IN DEED BOOK 8723, PAGE 615 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE NORTH 78 DEG 20 MIN 00 SEC EAST, 870.72 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY PROPERTY LINE OF FREUDENBERG NONWOVENS LTD. PARTNERSHIP, OF RECORD IN DEED BOOK 10400, PAGE 317 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ALSO BEING A CORNER COMMON WITH SAID ONYX INDUSTRIAL SERVICES, INC.;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID ONYX INDUSTRIAL SERVICES, INC., SOUTH 36 DEG 06 MIN 09 SEC WEST, 411.47 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AMERICAN APPLIANCE PRODUCTS, INC., A DELAWARE CORPORATION BY DEED FROM AMERICAN APPLIANCE PRODUCTS, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 200301210008065, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. Any facts, rights, interests or claims that may exist by reason of the following matters disclosed by an ALTA/NSPS Land Title Survey prepared by Timothy R. Durr, PLS #3119, State of TN, of LMS Surveying, LTD, coordinated by American Surveying & Mapping, Inc., dated October 9, 2023, last revised February 15, 2024 and designated as Job No. B-230893 (the "**Survey**"):

   a. Variation between the location of chain link fences and record lines of title.

   b. Overhead utility lines, telephone boxes/structures, electric transformers, utility poles, guy anchors located on the Land.

3. 10' public utility and drainage easement shown on plat recorded March 9, 1987, in Book 6900, Page 239, in the Register's Office of Davidson County, Tennessee, and as approximately shown on Survey.

Tennessee Register of Deeds Association
President Sheena R Tinsley

I, Margo Zhao, 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 February 23, 2024.

Affiant Signature

Date: February 23, 2024
State of New York
County of New York
Sworn to and subscribed before me this 23rd day of February, 2024

Notary's Signature

JED LEVINE
Notary Public, State of New York
No. 01LE6109294
Qualified in Queens County
Commission Expires 5/3/2024

MY COMMISSION EXPIRES: May 3, 2024
Notary's Seal (if on paper)