FIRST AMERICAN TITLE INSURANCE COMPANY

Karen Johnson Davidson County
Batch# 1105779 DEEDWARRSP
02/28/2024 03:17:30 PM 6 pgs
Fees: $33.00 Taxes: $29,415.00
20240228-0013736

FROM: RU ELM HILL PIKE NASHVILLE TN, LLC,
a Nevada limited liability company
TO: QUALITY NASHVILLE, L.L.C.,
a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Quality Nashville, L.L.C. 4015 Hillsboro Pike, Suite 222 Nashville, TN 37215 Attention: John Ditto	Quality Nashville, L.L.C. 4015 Hillsboro Pike, #222 Nashville, TN 37215 Attn: John Ditto	108 00 0 034.00; and 108 00 0 027.00

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Million Nine Hundred Fifty Thousand and 00/100 Dollars ($7,950,000.00).

Affiant

Subscribed and sworn to before me this the 16th day of February, 2024.

LORA DOONE ARCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Comm. Expires: 1/6/2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **RU ELM HILL PIKE NASHVILLE TN, LLC**, a Nevada limited liability company, hereinafter called "**GRANTOR**", who acquired title as RU Elm Hill Pike Nashville TN, LLC, a California limited liability company, has bargained and sold, and by these presents does transfer and convey unto **QUALITY NASHVILLE, L.L.C.**, a Tennessee limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

120233

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 26 day of February, 2024.

GRANTOR:

RU ELM HILL PIKE NASHVILLE TN, LLC
a Nevada limited liability company

By: Modiv Operating Partnership, LP, a Delaware limited partnership, its Sole Member

By: Modiv Industrial, Inc., a Maryland corporation, its General Partner

By: _____
William Broms, Chief Investment Officer

STATE OF Nevada)

COUNTY OF Washoe)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Broms, 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 Chief Investment Officer of Modiv Industrial, Inc., a Maryland corporation, General Partner of Modiv Operating Partnership, LP, a Delaware limited partnership, Sole Member of **RU ELM HILL PIKE NASHVILLE TN, LLC**, a Nevada limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 26 day of February, 2024.

Jennifer Barber
NOTARY PUBLIC

My Commission Expires: 2/16/2027

Notary Public State of Nevada
Jennifer Jane Barber
My Commission Expires 2/16/2027
Appointment No. 23-4677-02

4880-5273-2067.2

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

PROPERTY LOCATED IN THE 14TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHERLY MARGIN OF ELM HILL PIKE; SAID PIN BEING THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT AND THE NORTHEAST CORNER OF THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY PROPERTY OF RECORD IN BOOK 9558, PAGE 684, R.O.D.C., TENNESSEE; THENCE WITH THE MARGIN OF ELM HILL PIKE, S 58° 25' 09" E, 652.15 FEET TO AN EXISTING IRON PIN; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 994.94 FEET, A DELTA OF 5° 54' 34", A TANGENT OF 51.35 FEET, A CHORD LENGTH OF 102.57 FEET; SAID CHORD HAVING A BEARING OF S 61° 22' 22" E AND AN ARC LENGTH ALONG SAID CURVE OF 102.62 FEET TO AN EXISTING IRON PIN; THENCE LEAVING THE MARGIN OF ELM HILL PIKE WITH THE WESTERLY LINE OF A CEMETERY S 10° 21' 41" W 408.31 FEET TO AN IRON PIN SET IN THE NEW NORTH RIGHT OF WAY OF INTERSTATE 40 AS OF RECORD IN DEED BOOK 6966, PAGE 227, R.O.D.C., TENNESSEE; WITH SAID NEW RIGHT OF WAY LINE N 70° 28' 52" W, 949.99 FEET TO AN EXISTING IRON PIN; THENCE S 86° 58' 45" W, 35.08 FEET TO A POINT IN THE CENTER OF MCCRORY CREEK, SAID POINT BEING THE SOUTHEAST CORNER OF METRO AIRPORT CENTER, SECTION 5 – PHASE 4 OF RECORD IN BOOK 9700, PAGE 375, R.O.D.C., TENNESSEE; THENCE WITH THE CENTER OF MCCRORY CREEK N 10° 00' 35" E, 47.76 FEET TO A POINT; THENCE N 53° 14' 17" E, 152.52 FEET TO A POINT; THENCE, N 30° 52' 02" E, 152.21 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE NASHVILLE METROPOLITAN AIRPORT PROPERTY, AFOREMENTIONED, THENCE CONTINUING WITH SAID CREEK, N 35° 34' 21" E, 255.85 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RU ELM HILL PIKE NASHVILLE TN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY DEED FROM MERLE ELM HILL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201804060032824, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

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

2. Terms and provisions of Restrictive Covenants, by Harvey Freeman & Sons; Albert Smith; Toney Kriatsas; and William A. Moreland, of record in Book 4339, Page 881, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center, by Miller G. Kimbrough, Jr., Trustee, of record in Book 6477, Page 870, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictions, by Miller G. Kimbrough, Jr., Trustee, of record in Book 6973, Page 359, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Miller G. Kimbrough, Jr., Trustee and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 8307, Page 997, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 2953 and 2953-B Elm Hill Pike, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page Follows]

True Copy Certification

I, Nvard Hovsepian, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, Amy Buyon Kim, a notary public for this county and state, Nvard Hovsepian, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/5/2024

Notary' Seal (if on paper)

See attached CA Jurat Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 21st day of February, 2024, by Nvard Hovsepian --

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

AMY BUYON KIM
COMM. # 2320631
ORANGE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MARCH 05, 2024

(Seal) Signature