FIRST AMERICAN TITLE INSURANCE COMPANY

Karen Johnson Davidson County
Batch# 1105779 DEEDQC
02/28/2024 03:17:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240228-0013737

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:

Quality Nashville, L.L.C.
4015 Hillsboro Pike, Suite 222
Nashville, TN 37215
Attention: John Ditto

Send Tax Bills to:

Quality Nashville, L.L.C. 108 00 0 034.00; and
4015 Hillsboro Pike, #222 108 00 0 027.00
Nashville, TN 37215
Attn: John Ditto

Map-Parcel Number:

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 for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2024.

LORNA DOONE ARCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Comm. Expires: 1/10/2025

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **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, by these presents, does hereby quitclaim and convey all its right, title and interest to **QUALITY NASHVILLE, L.L.C.**, a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

1202133

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of February 26, 2024.

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.

_____
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

See Exhibit A attached hereto.

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

[*signature page follows*]

EXHIBIT A

The Property

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 60° 52' 46" 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 07° 54' 04" 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 72° 56' 29" W, 949.99 FEET TO AN EXISTING IRON PIN; THENCE S 84° 31' 08" 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 07° 32' 58" E, 47.76 FEET TO A POINT; THENCE N 50° 46' 40" E, 152.52 FEET TO A POINT; THENCE, N 28° 50' 40" E, 150.71 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE NASHVILLE METROPOLITAN AIRPORT PROPERTY, AFOREMENTIONED, THENCE CONTINUING WITH SAID CREEK, N 33° 01' 16" E, 257.50 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.

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 _____