Karen Johnson Davidson County
Batch# 1130002 DEEDQC
05/02/2024 09:34:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240502-0032099

This instrument prepared by and after recording return to:

Winston & Strawn LLP
2121 N. Pearl St., Suite 900
Dallas, Texas 75201
Attn: Matthew Lammers

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
SL7 Nashville Industrial, LP c/o Stonelake Capital Partners 100 Crescent Court, Suite 850, Dallas, Texas 75201	Same as New Owner	174-00-0-197.00 134 00 0 238.00 134 00 0 239.00

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, on May 1, 2024, **SL7 INDUSTRIAL ACQUISITION, LP**, a Texas limited partnership (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **SL7 NASHVILLE INDUSTRIAL, LP**, a Texas limited partnership (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) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on Exhibit A attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be duly executed as of the date first set forth above.

GRANTOR:

SL7 INDUSTRIAL ACQUISITION, LP,
a Texas limited partnership

By: SL7 Industrial Acquisition GP, LLC,
a Texas limited liability company,
its General Partner

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

By: _____
John A. Kiltz, Co-President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was ACKNOWLEDGED before me this 29th day of April, 2024, by Kenneth E. Aboussie, Jr., in his capacity as Co-President of SL7 Industrial Acquisition GP, LLC, a Texas limited liability company, in its capacity as the General Partner of SL7 Industrial Acquisition, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

[SEAL] Madeleine Blaine Keiper
My Commission Expires
4/14/2026
Notary ID
133708139

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was ACKNOWLEDGED before me this 30 day of April, 2024, by John A. Kiltz, in his capacity as Co-President of SL7 Industrial Acquisition GP, LLC, a Texas limited liability company, in its capacity as the General Partner of SL7 Industrial Acquisition, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

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

_____
Notary Public, State of Texas

SEND TAX BILLS TO: SL7 Nashville Industrial, LP
100 Crescent Court, Suite 850,
Dallas, Texas 75201

STATE OF TEXAS §
§
COUNTY OF Dallas §

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 29th day of April, 2024.

Madeleine Blaine Keiper
My Commission Expires
4/14/2026
Notary ID
133706139

Affiant

Notary Public

My Commission Expires: 04/14/2026

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Tract 1: (Property address included for reference only: commonly known as 2910 Old Franklin Road, Antioch, Tennessee 37013)

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being the property of the American General Realty Investment Corp. of the Crossings at Hickory Hollow, as of record in Plat Book 9700, Page 392, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Michael H. Charette (RLS #2048) dated March 6, 2020 as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Old Franklin Road, at a corner common with Lot 1 of The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 586, at the Register's Office for Davidson County, Tennessee, also being the property of L & S, LLC, as of record in Instrument Number: 20001107-0110796, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Old Franklin Road, with the southerly property line of said Lot 1, South 51 degrees 09 minutes 42 seconds East, 957.09 feet to an existing iron rod, in the westerly property line of Lot 2 of The Crossings at Hickory Hollow, Phase III, also being the property of Lexington Antioch, LLC, as of record in Instrument Number: 20040707-0080778, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 2, South 38 degrees 50 minutes 16 seconds West, 440.00 feet to an existing iron rod, at a corner common with Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 707, at the Register's Office for Davidson County, Tennessee, also being the property of Bradley S. French, as of record in Instrument Number: 20141205-0111510, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, North 60 degrees 29 minutes 09 seconds West, 477.46 feet to an existing iron rod, at a corner common with the Open Space, of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, also being the property of Timothy Matthew Simpson, as of record in Instrument Number: 20140826-0077593, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Open Space, North 59 degrees 22 minutes 30 seconds West, 336.67 feet to a pk nail;

Thence North 65 degrees 15 minutes 02 seconds West, 234.07 feet to an existing iron rod in the easterly right-of-way line of Old Franklin Road;

Thence with the easterly right-of-way line of Old Franklin Road, North 63 degrees 01 minutes 58 seconds East, 6.84 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 343.71 feet, the central angle of which is 24 degrees 11 minutes 41 seconds, the radius of which is 813.94 feet, the chord of which is North 50 degrees 56 minutes 08 seconds East, 341.16 feet to an existing iron rod;

Thence North 38 degrees 50 minutes 18 seconds East, 282.60 feet to the point of beginning. Containing 502,789 square feet or 11.543 acres more or less.

Being the same property conveyed to SL7 Industrial Acquisition, LP, a Texas limited partnership by Special Warranty Deed from Old Franklin Road, LLC, a Tennessee limited liability company of record in Instrument No. 20231115-0089210, Register's Office for Davidson County, Tennessee, dated November 15, 2023 and recorded on November 15, 2023.

Premises also described as follows:

Being a tract of land lying in Antioch, Davidson County, Tennessee, Subdivision Plat for American General Realty Investment Corp. of the Crossings at Hickory Hollow Old Franklin Road, as of record in Plat Book 9700, Page 392, at the Register's Office for Davidson County, Tennessee as follows:

Beginning at an iron rebar found 5/8" diameter with Littlejohn cap (Tennessee State Plane Coordinates N: 621,618.59 feet, E: 1,781.023.60 feet) in the easterly right-of-way line of Old Franklin Road, at a corner common with Lot 1 of The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 586, at the Register's Office for Davidson County, Tennessee, also being the property of L & S, LLC, as of record in Instrument Number: 20001107-0110796, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of Old Franklin Road, with the southerly property line of said Lot 1, South 51 degrees 11 minutes 06 seconds East, 956.59 feet to an iron rebar found 5/8" diameter with Littlejohn cap, in the westerly property line of Lot 2 of The Crossings at Hickory Hollow, Phase III, also being the property of Lexington Antioch, LLC, as of record in Instrument Number: 20040707-0080778, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 2, South 38 degrees 48 minutes 14 seconds West, 439.92 feet to an iron rebar found 5/8" diameter with Littlejohn cap, common corner with Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 707, at the Register's Office for Davidson County, Tennessee, also being the property of Bradley S. French, as of record in Instrument Number: 20141205-0111510, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, North 60 degrees 32 minutes 18 seconds West, 290.91 feet to a pk nail found, at a corner common with the Open Space, of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, also being the property of Timothy Matthew Simpson, as of record in Instrument Number: 20140826-0077593, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Open Space, the following three (3) calls and distances:

1. North 60 degrees 32 minutes 18 seconds West, 186.44 feet to an iron rebar found ½" diameter with Cherry cap;

2. North 59 degrees 14 minutes 46 seconds West, 336.67 feet to a mag nail found;

3. North 65 degrees 07 minutes 17 seconds West, 234.07 feet to an existing iron rebar 5/8" diameter no cap in the easterly right-of-way line of Old Franklin Road;

Thence with the easterly right-of-way line of Old Franklin Road, the following three (3) bearings and distances:

1. North 63 degrees 09 minutes 55 seconds East, 6.84 feet to an existing iron rebar 5/8" diameter no cap;

2. Thence with a curve to the left, along an arc length of 341.42 feet, the central angle of which is 24 degrees 02 minutes 01 seconds, the radius of which is 813.95 feet, the chord of which is North 50 degrees 57 minutes 20 seconds East, 338.92 feet to existing iron rebar 5/8" diameter no cap;

3. North 38 degrees 58 minutes 18 seconds East, 283.51 feet to the point of beginning,

Containing 502,619.25 square feet more or less or 11.54 acres more or less.

Land Description prepared by Kenneth D. Church, TN RLS 1004 per survey dated October 31, 2023. Source of North Per Tennessee State Plane Coordinate System.

Being the same property conveyed to SL7 Industrial Acquisition, LP, a Texas limited partnership by Quit Claim Deed from Old Franklin Road, LLC, a Tennessee limited liability company of record in Instrument No. 20231115-0089211, Register's Office for Davidson County, Tennessee, dated November 15, 2023 and recorded on November 15, 2023.
Parcel ID: 174-00-0-197.00

Tract 2: (Property address included for reference only: commonly known as 570 Metroplex Drive, Nashville, Tennessee 37211)

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

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Metroplex Subdivision of record in Plat Book 5200, Pages 308 and 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property identified as Parcel 1 conveyed to SL7 Industrial Acquisition, LP, a Texas limited partnership by Special Warranty Deed from HRC Metroplex LLC, a Delaware limited liability company, and HRC Metroplex Reverse LLC, a Delaware limited liability company of record in Instrument No. 20230719-0055640, Register's Office for Davidson County, Tennessee, dated July 19, 2023 and recorded on July 19, 2023.
Parcel ID: 134 00 0 238.00

Tract 3: (Property address included for reference only: commonly known as 561 Metroplex Drive, Nashville, Tennessee 37211)

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lots 6 and 7 on the plan of Metroplex, Section One of record in Plat Book 5190, Page 772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property identified as Parcel 2 conveyed to SL7 Industrial Acquisition, LP, a Texas limited partnership by Special Warranty Deed from HRC Metroplex LLC, a Delaware limited liability company, and HRC Metroplex Reverse LLC, a Delaware limited liability company of record in Instrument No. 20230719-0055640, Register's Office for Davidson County, Tennessee, dated July 19, 2023 and recorded on July 19, 2023.
Parcel ID: 134 00 0 239.00

Tennessee Certification of Electronic Document

I, Michelle Barry, 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 **April 29, 2024** (date of document).

Michelle Barry
Affiant Signature

10/03/2023
Date

State of New York

County of New York

Sworn to and subscribed before me this 3rd day of October, 2023.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified In Suffolk County
My Commission Expires 04-24-2025