Karen Johnson Davidson County
Batch# 1197549 DEEDWARRSP
10/24/2024 09:07:30 AM 6 pgs
Fees: $33.00 Taxes: $28,952.50
20241024-0082594

SPECIAL WARRANTY DEED

When Recorded, Return To:
Airport South Industrial, LLC
1815 Ivy Crest Drive
Brentwood, TN 37027
Attn: Scott Porter

Mail Tax Bills To:
Airport South Industrial, LLC
1815 Ivy Crest Drive
Brentwood, TN 37027
Attn: Scott Porter

New Owner Address:
Airport South Industrial, LLC
1815 Ivy Crest Drive
Brentwood, TN 37027
Attn: Scott Porter

This Instrument Prepared By:
Nancy Dubonnet, APC
2082 Michelson Drive, 4th Floor
Irvine, CA 92612
Attn: Annika Lee, Esq.

ADDRESS: 501 Metroplex Drive, Nashville, TN 37210

Map – Parcel Numbers: 134-246.00, ~~134-281.00, 134-281.01~~

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $7,825,000.00.

Affiant – Scott Porter, Authorized Signatory of Grantee

Subscribed and sworn to before me this 17 day of October, 2024.

AMANDA OTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

A. Ott | Amanda Ott
Notary Public
My Commission Expires: 5/5/2025

Return to: Jordan Pittman
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
470-602-0747- **TN252407069JP**

THIS SPECIAL WARRANTY DEED is made and entered into as of the 23rd day of October, 2024, by and between **FLT AIRPORT SOUTH, LLC**, a Delaware limited liability company ("**Grantor**") and **AIRPORT SOUTH INDUSTRIAL, LLC**, a Delaware limited liability company ("**Grantee**").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby transfer, bargain, sell, convey and confirm unto Grantee the real estate, situated and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof (herein, the "**Property**"). ·

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor conveys the Property, including any after acquired title of Grantor, free of encumbrances, created or suffered by Grantor, except those matters set forth on Exhibit "B" attached hereto and made a part thereof, and Grantor does hereby covenant and bind itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

FLT AIRPORT SOUTH, LLC,
a Delaware limited liability company

By: _____
Michael B. Earl, Vice President

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 Orange)

On Oct. 21, 2024, before me, N. Dubonnet,
(insert name and title of the officer)

Notary Public, personally appeared Michael B. Earl,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

N. DUBONNET
Notary Public - California
Orange County
Commission # 2412313
My Comm. Expires Aug 29, 2026

EXHIBIT "A"
Legal Description

All that land situated in the State of Tennessee, County of Davidson, City of Nashville, and described as follows:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Nine, Metroplex, of record in Book 6900, Page 15, Register's Office for Davidson County, Tennessee, and being bounded on the East by Metroplex Drive and Paragon Mills Road; on the South and West by Interstate Highway Number 24; on the North by Lot 2, Section Nine, Metroplex and being more particularly described as follows:

Beginning at a concrete monument at the intersection of the Westerly margin of Paragon Mills Road and the Southerly margin of Metroplex Drive;

Thence, with the Westerly margin of Paragon Mills Road, S 05 degrees 14'26"W, 691.96 feet to an iron pin;

Thence, leaving said margin, N 71 degrees 22'49"W, 14.57 feet to a concrete right-of-way monument in the Easterly margin of Interstate 24;

Thence, with said margin, N 33 degrees 27'00"W, 669.12 feet to a point;

Thence, leaving said margin, N 56 degrees 31'39"E, 409.46 feet to a point;

Thence, N 33 degrees 28'21"W, 50.00 feet to an iron pin;

Thence, N 56 degrees 31'39"E, 32.00 feet to a point in the South margin of Metroplex Drive;

Thence, with said margin, S 33 degrees 28'21"E, 190.69 feet to the Point of Beginning.

Being the same property conveyed to FLT Airport South, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed from Airport South Partners, G.P., a Tennessee general partnership, dated September 12, 2018, recorded September 14, 2018, in Instrument No. 20180914-0091553, in the Register's Office of Davidson County, Tennessee.

Parcel 2:

Together with parking easement established by the Declaration of Parking Easement and License Agreement of record in Book 11423, Page 1, as amended in Instrument No. 20150702-0064520, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All taxes and assessments for the fiscal year 2025 and subsequent years, not yet due and payable.
2. Rights of the tenants, as tenants only, with no option or right of first refusal to purchase the Land.
3. Plat Book 6900, Page 15, Register's Office for Davidson County, Tennessee.
4. Declaration of Parking Easement and License Agreement of record in Book 11423, Page 1, as amended in Instrument No. 20150702-0064520, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Latasha Nelson, 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 10/17/2024 (date of document).

Affiant Signature

10/23/2024
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 23 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

