This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 1207883 DEEDWARRSP
11/22/2024 09:45:30 AM 7 pgs
Fees: $38.00 Taxes: $24,050.00
20241122-0091407

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Parcel ID:
Elbon Properties, LLC c/o Phillip Noble 4909 Maymanor Circle Nashville, TN 37205	Elbon Properties, LLC c/o Phillip Noble 4909 Maymanor Circle Nashville, TN 37205	18300015400

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SL INDUSTRIAL SUNBELT, LP**, a Texas limited partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ELBON PROPERTIES, LLC,** a Tennessee limited liability company (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), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Said Property being improved property commonly known as 1631 Corporate Place, La Vergne, Davidson County, Tennessee 37086.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of November, 2024.

GRANTOR:

SL INDUSTRIAL SUNBELT, LP,
a Texas limited partnership

By: SL Industrial Sunbelt 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 Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth E. Aboussie, Jr., 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 Co-President of SL Industrial Sunbelt GP, LLC, a Texas limited liability company, the sole general partner of SL Industrial Sunbelt, LP, a Texas limited partnership, the within named bargainor, and that he as such Co-President, being duly authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Co-President.

Witness my hand and official seal this 12 day of November, 2024.

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

Ashley Marie Furlong
Notary Public
My Commission Expires 3-1-2027

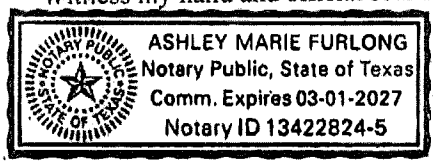
[*Signatures Continue on Following Page*]

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Kiltz ,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 Co-President of SL Industrial Sunbelt GP, LLC, a Texas limited liability company, the sole general partner of SL Industrial Sunbelt, LP, a Texas limited partnership, the within named bargainor, and that he as such Co-President, being duly authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Co-President.

Witness my hand and official seal this 12 day of November, 2024.



Ashley Marie Furlong
Notary Public
My Commission Expires: 3-1-2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $6,500,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 21 day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 12.12.28

PATTI ZELLERS
Notary Public, State of Texas
Comm. Expires 12-12-2028
Notary ID 5415552

Exhibit "A"

Legal Description of Property

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lot 1 INTERCHANGE CITY INDUSTRIAL PARK SECTION XXVII, as shown on plat of record in Plat Book 6900, Page 882, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to SL Industrial Acquisition, LP, a Texas limited partnership by deed from Geoffrey G. Bergauer and Karen L. Bergauer, Trustees of the Geoffrey G. Bergauer and Karen L. Bergauer Revocable Trust Dated March 10, 1997, of record in Instrument No. 20220523-0059514, Register's Office for Davidson County, Tennessee. Further, SL Industrial Acquisition, LP, a Texas limited partnership conveyed the same property to SL Industrial Sunbelt, LP, a Texas limited partnership by quitclaim deed of record in Instrument No. 20230804-0060579, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2025, a lien, but not yet due or payable.

2. Plan of record in Plat Book 6900, Page 882, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in Warranty Deed of record in Book 5449, Page 607, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement contained in Deed of Conveyance of record in Book 8128, Page 1, Register's Office for Davidson County, Tennessee.

5. All matters that would be shown on an ALTA survey of the Property.

46007900.3

Tennessee Certification of Electronic Document

I, Josie Hernandez, do hereby make oath that I am a licensed attorney and/or 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 November 21, 2024.

Affiant Signature

11.21.24
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 21 day of November, 2024.

VERONICA RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 04-13-2025
Notary ID 126671751

Notary's Signature

My Commission Expires: 4-13-2025