Karen Johnson Davidson County
Batch # 1217678 DEEDTRS
12/18/2024 11:35:05 AM 6 pgs
Fees: $33.00 Taxes: $191,475.00
20241218-0098192

FROM: J. Steven Kirkham, Substitute Trustee

TO: FS Creit Pin Hook, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.:
FS Creit Pin Hook, LLC 200 S. Biscayne Blvd., Suite 3550 Miami, Florida 33131 Attn: Rialto Capital Advisors, LLC	FS Creit Pin Hook, LLC 200 S. Biscayne Blvd., Suite 3550 Miami, Florida 33131 Attn: Rialto Capital Advisors, LLC	Map-Parcel No. 16400018000

This instrument prepared by: Holland & Knight LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $51,750,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2024.

Notary Public

My Commission Expires: 3-3-2026

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement, dated as of February 15, 2022, executed by **3562 Pin Hook Road LLC**, a Delaware limited liability company, **3562 Pin Hook Road 1 LLC**, a Delaware limited liability company, and **3562 Pin Hook Road 2 LLC**, a Delaware limited liability company, as Borrowers (collectively, the "**Borrower**"), to secure the indebtedness, payable to **FS Creit Originator LLC**, a Delaware limited liability company ("**Original Lender**"), of record as Instrument No. 20220216-0018268, Register's Office for Davidson County, Tennessee, as assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated February 15, 2022, executed by Original Lender to **FS Creit Finance Holdings LLC**, a Delaware limited liability company ("**FS Creit Holdings Lender**"), of record as Instrument No. 20220607-0065121, said Register's Office, as assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated February 15, 2022, executed by FS Creit Holdings Lender to **FS Creit Finance WF-1 LLC**, a Delaware limited liability company ("**FS Creit WF-1**

Lender"), of record as Instrument No. 20220628-0074487, said Register's Office, as further assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement, dated August 25, 2022, executed by FS Creit WF-1 Lender to **FS Creit Holdings Lender**, of record as Instrument No. 20221031-0117446, said Register's Office, as assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement, dated August 25, 2022, executed by FS Creit Holdings Lender to **FS Rialto 2022-FL6 Issuer, LLC**, a Delaware limited liability company ("**FS Rialto Issuer Lender**"), of record as Instrument No. 20221031-0117448, said Register's Office, as assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement, dated May 23, 2024, executed by FS Rialto Issuer Lender to **FS Rialto 2022-FL6 Holder, LLC**, a Delaware limited liability company ("**FS Rialto Holder Lender**"), of record as Instrument No. 20240620-0046506, said Register's Office, as assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement, dated May 23, 2024, executed by FS Rialto Holder Lender to FS Creit Holdings Lender, of record as Instrument No. 20240620-0046508, said Register's Office, and as further assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement, dated September 6, 2024, executed by FS Creit Holdings Lender to **FS Creit Pin Hook LLC**, a Tennessee limited liability company ("**Current Lender**"), of record as Instrument No. 20240910-0069875, said Register's Office, hereinafter referred to as "**Deed of Trust**", Borrower conveyed to Bryan D. Spicer of Williamson County, Tennessee, Trustee, the hereinafter described real estate, hereinafter referred to as "**Property**", to secure an indebtedness evidenced by a Promissory Note dated as of February 15, 2022, which agreement is fully described in the Deed of Trust, hereinafter referred to as the "**Note**"; and

WHEREAS, J. Steven Kirkham of Davidson County, Tennessee, has been appointed as Substitute Trustee in the place and stead of Bryan D. Spicer, said appointment being of record as Instrument No. 20240924-0074130, said Register's Office; and

WHEREAS, default occurred in the payment of the Note, and in accordance with the terms of the Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed J. Steven Kirkham, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, J. Steven Kirkham, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust, and the Property was advertised to be sold at 12:00 noon, on Friday, November 1, 2024, in front of the Davidson County Courthouse door located at One Public Square, Nashville, Davidson County, Tennessee, at public sale, to the highest bidder for cash, in bar of the right, title, interest, claim, equity, equity of redemption, statutory right of redemption and demand whatsoever either at law or in equity, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the THE TENNESSEAN DAVIDSON WILSON, a newspaper of general circulation in Davidson County, Tennessee, on October 4, October 11 and October 18, 2024; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, FS Creit Pin Hook, LLC, a Tennessee limited liability company, was the highest and best bidder;

NOW, THEREFORE, the undersigned, J. Steven Kirkham, Substitute Trustee, pursuant to

the bid of FS Creit Pin Hook, LLC, a Tennessee limited liability company, acknowledges receipt of the sum of Fifty-One Million Seven Hundred Fifty Thousand and No/100 Dollars ($51,750,000.00), which was the highest bid, and for and in consideration of said bid has bargained and sold, and by these presents does hereby transfer and convey unto FS Creit Pin Hook, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, the following described real estate in Davidson County, Tennessee:

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

Land situated in the 33rd Council District Nashville, County of Davidson, and the State of Tennessee, being more particularly described as follows:

Commencing at the approximate centerline intersection of Grovedale Trace and Pinhook Road, Thence westerly 483.5 feet to a capped iron rod set on the northerly margin of Pinhook Road, said rod being the corner of the final plat of Section One Harvest Grove of record Instrument Number 200607260090037, also said rod being the southeast corner of Tract I-A and the point of BEGINNING;

With the margin of Pinhook Road for the next 7 calls:

THENCE, North 81 degrees 49 minutes 49 seconds West, a distance of 18.79 feet to an iron rod set;

THENCE with a curve turning to the right with an arc length of 14.15 feet with a radius of 198.32 feet with a chord bearing of North 79 degrees 47 minutes 09 seconds West, with a chord length of 14.15 feet to on iron rod set;

THENCE with a compound curve turning to the right with an arc length of 135.76 feet, with a radius of 36,959.15 feet, with a chord bearing of North 77 degrees 38 minutes 10 seconds West, with a chord length of 135.76 feet to an iron rod set;

THENCE with a reverse curve turning to the left with an arc length of 15.48 feet, with a radius of 201.40 feet, with a chord bearing of North 79 degrees 43 minutes 59 seconds West with a chord length of 15.48 feet to an iron rod set;

THENCE with a reverse curve turning to the right with an arc length of 149.13 feet, with a radius of 40,599.60 feet with a chord bearing of North 81 degrees 49 minutes 49 seconds West with a chord length of 149.13 feet to an iron rod set;

THENCE with a compound curve turning to the right with an arc length of 24.47 feet with a radius of 25.14 feet, with a chord bearing of South 70 degrees 17 minutes 01 second West with a chord length of 23.52 feet to an iron rod set;

THENCE, North 81 degrees 49 minutes 48 seconds West, a distance of 119.91 feet to an iron rod set also a common corner with Normandy II General Partnership of record in Instrument Number 20110630-0050249, in the Register's Office for Davidson County, Tennessee;

THENCE leaving the margin of Pinhook Road and with the line easterly line of Normandy North 08 degrees 32 minutes 48 seconds East, a distance of 2,717.54 feet to an iron rod found at the common corner of Timber Trails Townhomes, of record in Instrument Number 20170515-0047747 and Fawn Crossing, Section 6 of record in Instrument Number 201612150131494 in the Register's Office for Davidson County, Tennessee;

THENCE with the southerly line of Fawn Crossing South 81 degrees 36 minutes 39 seconds East, a distance of 180.79 feet to the corner of Fahim Eryon, of record in Instrument Number 201606170061412, in the Registers Office for Davidson County, Tennessee, for a total distances of 236.74 feet to an iron rod found leaning;

THENCE with the line of Eryon, South 81 degrees 30 minutes 52 seconds East, a distance of 237.03 feet to an iron rod found, said rod also being the northwest corner of said Section One Honest Grove:

With the westerly line of Section One of Section One Harvest Grove for the next three calls:

THENCE, South 08 degrees 45 minutes 53 seconds West, a distance of 555.73 feet to an iron rod set;

THENCE, South 08 degrees 30 minutes 44 seconds West, a distance of 1,404.68 feet to an iron rod set;

THENCE, South 08 degrees 27 minutes 44 seconds West, a distance of 754.93 feet to the point of Beginning.

Being the same property conveyed to 3562 Pin Hook Road LLC, a Delaware limited liability company as to 90.15% undivided tenant-in-common interest; 3562 Pin Hook Road 1 LLC, a Delaware limited liability company as to 5.94% undivided tenant-in-common interest; and 3562 Pin Hook Road 2 LLC, a Delaware limited liability company as to 3.91% undivided tenant-in-common interest, by Deed from SBDT Nashville, LLC, a Delaware limited liability company as to a 8.837% undivided interest; 418 Central DE LLC, a Delaware limited liability company as to a 1.766% undivided interest; PCH Bay 1031, LLC, a Delaware limited liability company as to a 27.719% undivided interest; Kesser Oakleigh LLC, a Delaware limited liability company as to a 30.063% undivided interest; GEB Holdings LLC, a New York limited liability company as to a 0.652% undivided interest; and Oakleigh CGC LLC, a Delaware limited liability company as to a 30.963% undivided interest, as tenants in common, of record in Instrument No. 202202160018267, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3562 Pin Hook Road, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the above described property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and J. Steven Kirkham, Substitute Trustee, does hereby transfer, assign, and set over unto Grantee, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

This Substitute Trustee's Deed shall constitute a bill of sale and hereby conveys to Grantee, all tangible personal property and fixtures of Borrower located on the above-described real property.

[Signature page follows]

IN WITNESS WHEREOF, the said J. Steven Kirkham, Substitute Trustee, has executed this instrument the 14th day of November, 2024.

J. Steven Kirkham, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Steven Kirkham, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of November, 2024.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires: 3-3-2026

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026