This Instrument Prepared By:

Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2600
Chicago, Illinois 60601
Attn: Benjamin S. Morrell, Esq.

After Recording Return To:

Kirkland and Ellis LLP
333 West Wolf Point Plaza
Chicago, Illinois 60654
Attn: David A. Rosenberg, Esq.

Karen Johnson Davidson County
Batch# 1227862 DEEDWARRSP
01/17/2025 10:01:30 AM 9 pgs
Fees: $48.00 Taxes: $104,710.00
20250117-0003920

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Old Hickory Road Owner LLC c/o Kohlberg Kravis Roberts & Co. 30 Hudson Yards, 75th Floor New York, NY 10001	Same as New Owner	175-00-0-039.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **CIVF VI – TN2M01 & TN2W01, LLC**, a Delaware limited liability company ("Grantor"), has bargained and by these presents does transfer and convey unto **OLD HICKORY ROAD OWNER LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, those certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference. This is improved property located at 12605 Old Hickory Boulevard, Antioch, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, in fee simple forever. Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances"). Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of January 16, 2025.

GRANTOR:

CIVF VI – TN2M01 & TN2W01, LLC, a Delaware limited liability company

By: _____
Name: Carey E. Herrlinger
Title: Managing Director, Investments

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

Personally appeared before me, Caroline G. Procopio, Notary Public in and for said county and state, Carey E. Herrlinger, Managing Director, Investments of CIVF VI – TN2M01 & TN2W01, LLC, a Delaware limited liability company, the within named grantor, with whom I am personally acquainted (or who was proved to me on the basis of satisfactory evidence) and who acknowledged that he is Managing Director, Investments of CIVF VI – TN2M01 & TN2W01, LLC, a Delaware limited liability company, and he, as such Managing Director, Investments, executed the within instrument for the purposes therein contained by signing on behalf of such limited liability company as Managing Director, Investments.

WITNESS my hand and seal at Boston, Massachusetts, on this 09 day of January, 2025.

Caroline G Procopio
Notary Public

My Commission Expires: _____

CAROLINE G. PROCOPIO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 02, 2029

202501170003920

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The actual consideration for this transfer or value of property (whichever is greater) is $28,300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

GRANTEE:

OLD HICKORY ROAD OWNER LLC, a Delaware limited liability company

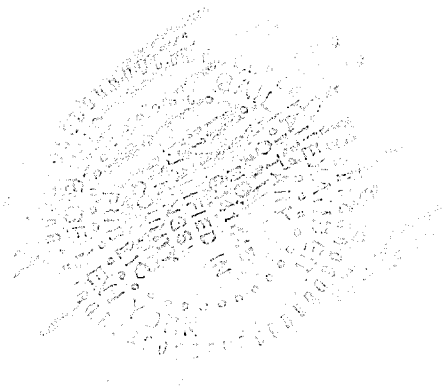
By: _____
Name: Ben Brudney
Title: Authorized Signatory

Sworn and subscribed before me this 10 day of January, 2025.

_____
Notary Public

My Commission Expires: SEPT. 26, 2026

GAIL ALEXANDER
Notary Public - State of New York
NO. 01AL6441445
Qualified in Kings County
My Commission Expires Sep 26, 2026



[Signature page to 12605 Old Hickory - Special Warranty Deed]

EXHIBIT A

Legal Description of Property

PARCEL 1:

SITUATE, LYING AND BEING ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN COUNCILMANIC DISTRICT 33 OF DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY STANDING IN THE NAME OF OLD HICKORY INDUSTRIAL I, LLC, (REFERENCE QUIT CLAIM DEED, INSTRUMENT NO.: 20200228-0022566), ALSO BEING LOT 4 OF STAR SUBDIVISION, (REFERENCE INSTRUMENT NO.: 20000310-0025164), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" FOUND IRON PIN WITH NO CAP, (HEREINAFTER IPF), SAID IPF LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, SAID IPF MARKING A NORTHWEST CORNER OF LOT 6 OF PROPERTY STANDING IN THE NAME OF CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER, PHASE II, LLC, (REFERENCE INSTRUMENT NO.: 20191025-0109637), THENCE NORTH 75 DEGREES 11 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 116.88 FEET WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD TO A 5/8" SET IRON PIN WITH AN ORANGE CAP STAMPED 'BYRD SURV INC', (HEREINAFTER IPS), SAID IPS MARKING THE NORTHWEST CORNER OF LOT 6 OF THE AFOREMENTIONED CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER, PHASE II, LLC, SAID IPS ALSO MARKING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN AND BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF THE AFOREMENTIONED OLD HICKORY BOULEVARD AND WITH THE WESTERLY LINES OF LOT 6 AND LOT 3 OF AFORESAID PROPERTY STANDING IN THE NAME OF CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER, PHASE II, LLC, THE FOLLOWING TWO (2) COURSES:

(1) THENCE SOUTH 08 DEGREES 53 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 621.87 FEET TO A 5/8" IRON PIN FOUND WITH NO CAP;
(2) THENCE SOUTH 20 DEGREES 17 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 263.63 FEET TO A 5/8" SET IRON PIN WITH AN ORANGE CAP STAMPED 'BYRD SURV INC', (HEREINAFTER IPS), SAID IPS MARKING A WESTERN CORNER OF LOT 3 OF THE AFOREMENTIONED CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER, PHASE II, LLC, SAID IPS MARKING A NORTHEAST CORNER OF LOT 2 OF THE SUBDIVISION OF DRG INTERCHANGE CENTER (REFERENCE INSTRUMENT NO. 20190507-0042695), SAID PROPERTY STANDING IN THE NAME OF INTERCHANGE CENTER OWNERS ASSOCIATION, INC. (REFERENCE INSTRUMENT NO. 20191030-0111506), SAID IPS ALSO MARKING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE WITH AFORESAID NORTHERLY LINE OF THE PROPERTY STANDING IN THE NAME INTERCHANGE CENTER OWNERS ASSOCIATION, INC., LOT 2, THE FOLLOWING TWO (2) COURSES:

(1) THENCE NORTH 77 DEGREES 58 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 183.36 FEET TO A 5/8" SET IRON PIN WITH AN ORANGE CAP STAMPED 'BYRD SURV INC'
(2) THENCE NORTH 81 DEGREES 59 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 417.48 FEET TO A 5/8" SET IRON PIN WITH AN ORANGE CAP STAMPED 'BYRD SURV INC', (HEREIN AFTER IPS), SAID IPS MARKING A NORTHERN CORNER OF THE AFOREMENTIONED LOT 2, OF THE SUBDIVISION OF DRG INTERCHANGE CENTER PROPERTY, SAID IPS MARKING THE SOUTHEAST CORNER OF THE PROPERTY STANDING IN THE NAME OF SUPERIOR INVESTMENTS (REFERENCE INSTRUMENT NO. 20030501-0058220, SAID IPS MARKING THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE PLAT OF STAR SUBDIVISION (REFERENCE INSTRUMENT NO. 20000310-0025164), SAID IPS ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE WITH THE EAST BOUNDARY OF THE AFOREMENTIONED SUPERIOR INVESTMENTS PROPERTY, LOT 3 STAR SUBDIVISION, NORTH 10 DEGREES 02 MINUTES 27 SECONDS EAST, (PASSING A 5/8" SET IRON PIN WITH A BLUE CAP STAMPED "BYRD SURV WITNESS" AT A DISTANCE OF 9.50 FEET), FOR A TOTAL DISTANCE OF 344.58 FEET TO A 1/2" FOUND IRON PIN WITH A CAP STAMPED "CHERRY" (HEREINAFTER IPF), SAID IPF MARKING THE NORTHEAST CORNER OF AFORESAID SUPERIOR INVESTMENTS PROPERTY, LOT 3 OF STAR SUBDIVISION, SAID IPF MARKING THE SOUTHEAST CORNER OF THE HAWKEEGAN PROPERTIES, LLC PROPERTY, LOT 2 STAR SUBDIVISION, SAID IPF MARKING A WESTERN CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE WITH THE EAST LINE OF THE AFOREMENTIONED LOT 2 STAR SUBDIVISION, HAWKEEGAN PROPERTIES, LLC PROPERTY NORTH 09 DEGREES 46 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 251.69 FEET TO A 1/2" IRON PIN FOUND WITH NO CAP AT A T-POST (HEREINAFTER IPF), SAID IPF MARKING THE SOUTHWEST CORNER OF THE PROPERTY STANDING IN THE NAME OF STAFFORD PARTNERS NO. 1, L.P. (REFERENCE INSTRUMENT NO. 20030811-0113996), SAID IPF BEING LOCATED IN THE EAST BOUNDARY OF THE AFOREMENTIONED LOT 2 STAR SUBDIVISION, HAWKEEGAN PROPERTIES, LLC PROPERTY, SAID IPF MARKING A WESTERN CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE LEAVING LOT 2 STAR SUBDIVISION, HAWKEEGAN PROPERTIES, LLC PROPERTY AND WITH THE SOUTHERLY AND EASTERLY LINES OF AFORESAID PROPERTY STANDING IN THE NAME OF STAFFORD PARTNERS NO. 1, L.P. THE FOLLOWING TWO (2) COURSES:

(1) THENCE SOUTH 74 DEGREES 39 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 204.47 FEET TO A 5/8" IRON PIN FOUND WITH NO CAP DISTURBED;
(2) THENCE NORTH 10 DEGREES 18 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 217.59 FEET TO A 5/8" IRON PIN FOUND WITH NO CAP DISTURBED (HEREIN AFTER IPF), SAID IPF MARKING THE SOUTHWEST CORNER OF PROPERTY STANDING IN THE NAME OF TENNESSEE TELEPHONE COMPANY, SAID IPF BEING LOCATED ON THE EAST BOUNDARY OF THE AFOREMENTIONED STAFFORD PARTNERS NO. 1, L.P. PROPERTY, SAID IPF MARKING A WESTERN CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE WITH THE SOUTHERLY AND EASTERLY LINES OF AFORESAID TENNESSEE TELEPHONE COMPANY PROPERTY THE FOLLOWING TWO (2) COURSES:

(1) THENCE SOUTH 69 DEGREES 06 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 104.52 FEET TO A 5/8" SET IRON PIN WITH AN ORANGE CAP STAMPED 'BYRD SURV INC' (HEREIN AFTER IPS), SAID IPS MARKING THE SOUTHEAST CORNER OF THE AFOREMENTIONED TENNESSEE TELEPHONE COMPANY PROPERTY, SAID IPS MARKING A WESTERN CORNER OF THE PROPERTY DESCRIBED HEREIN;
(2) THENCE NORTH 09 DEGREES 50 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 178.45 FEET TO A 5/8" SET IRON PIN WITH AN ORANGE CAP STAMPED 'BYRD SURV INC' (HEREIN AFTER IPS), LYING IN AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, SAID IPS MARKING THE NORTHEAST CORNER OF THE AFOREMENTIONED TENNESSEE TELEPHONE COMPANY PROPERTY, SAID IPS MARKING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE SOUTH 68 DEGREES 56 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 335.51 FEET WITH AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD TO A 5/8" SET IRON PIN WITH AN ORANGE CAP STAMPED 'BYRD SURV INC' (HEREIN AFTER IPS), SAID IPS MARKING THE NORTHWEST CORNER OF PROPERTY STANDING IN THE NAME OF CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER, PHASE II, LLC, LOT 6 OF THE SUBDIVISION OF DRG INTERCHANGE CENTER PROPERTY, SAID IPS ALSO MARKING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; SAID IPS BEING THE TRUE POINT AND PLACE OF BEGINNING AND CONTAINING 498,775 SQUARE FEET OR 11.45 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY (B20151-21) PREPARED BY BRADLEY G. LUFFMAN, R.L.S. NO. 2662 OF BYRD SURVEYING, INC., AND DATED JANUARY 22, 2021.

THE DEEDS REFERRED TO IN THE FOREGOING DESCRIPTION ARE RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO ALL ORDINANCES AND REGULATIONS IMPOSED BY THE METRO NASHVILLE DAVIDSON COUNTY PLANNING COMMISSION AND TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, OR OTHER ENCUMBRANCES, WHETHER IMPLIED OR OF RECORD THAT MAY EXIST.

THIS DESCRIPTION WAS WRITTEN TO REFLECT THE RIGHT-OF-WAY DEDICATION (REFERENCE INSTRUMENT NO. 20200420-0041129) ON THE NORTH BOUNDARY OF THE PROPERTY.

PARCEL 2: (EASEMENT)

TOGETHER WITH THE PERPETUAL, EXCLUSIVE, IRREVOCABLE AND APPURTENANT EASEMENT AS SET FORTH IN CLEARING, MAINTENANCE AND ACCESS EASEMENT AGREEMENT, BY AND BETWEEN WILLIAM B. SPAULDING AND OLD HICKORY INDUSTRIAL I, LLC, AN OHIO LIMITED LIABILITY COMPANY, DATED FEBRUARY 28, 2020, AND RECORDED FEBRUARY 28, 2020, AS INSTRUMENT NO. 20200228-0022567, DAVIDSON COUNTY, TENNESSEE REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO CIVF VI – TN2M01 & TN2W01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM OLD HICKORY

INDUSTRIAL I, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20210513-0064989, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. General and special taxes and assessments for the tax year 2025, and subsequent years, a lien not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 200003100025164, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Priest Lake Investments and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, of record in Book 11661, Page 620, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Clearing, Maintenance and Access Easement Agreement, by and between William B. Spaulding and Old Hickory Industrial I, LLC, of record in Instrument No. 20200228-0022567, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Old Hickory Industrial I, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns, of record in Instrument No. 20200420-0041129, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Old Hickory Industrial I, LLC, of record in Instrument No. 20200708-0073702, in the Register's Office of Davidson County, Tennessee.

7. Terms and conditions as set forth in Deed to Edward Ray Boyd, recorded May 18, 2001, as Instrument No. 20010518-0051446.

8. The rights of tenants, as tenants only under unrecorded leases, if any, with no options or rights of first refusal to purchase the Property.

9. Any matters that would be disclosed by a current and accurate survey of the Property.

Tennessee Certification of Electronic Document

I, MISTY A. LANDOLT, 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 January 16th, 2025 (date of document).

Affiant Signature

January 16th, 2025

Date

State of NEW JERSEY

County of HUDSON

Sworn to and subscribed before me this 17th day of January, 2 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/29/25

NOTARY'S SEAL

MILLIANI RODRIGUEZ
Notary Public - State of New Jersey
My Commission Expires Jan 29, 2025