1st

Karen Johnson Davidson County
Batch# 1236669 DEEDWARRSP
02/12/2025 04:01:30 PM 5 pgs
Fees: $28.00 Taxes: $293,780.00
20250212-0010820

This instrument prepared by:
Alexander Ricks PLLC
1420 E. 7th Street, Suite 100
Charlotte, NC 28204

Name and Address of New Property Owner	Send Tax Bills To:	Map and Parcel Numbers:
OIG Depositor II, LLC 121 W. Wacker Drive, Suite 100 Chicago, IL 60654	OIG Depositor II, LLC 121 W. Wacker Drive, Suite 100 Chicago, IL 60654	10506058100, 10507024000

SPECIAL WARRANTY DEED

THIS DEED, made this 12th day of February, 2025, between **625 HAMILTON LP**, a Delaware limited partnership whose mailing address is 1420 E. 7th Street, Suite 150, Charlotte, NC 28204 and is hereinafter called "Grantor", and **ORIGIN NASHVILLE QUEENS, DST**, a Delaware statutory trust, whose mailing address is 121 W. Wacker Drive, Suite 100, Chicago, IL 60654, hereinafter called "Grantee", (Whenever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for the purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

WITNESSETH THAT Grantor, for and in consideration of the sum of Seventy-Nine Million Four Hundred Thousand and 00/100 Dollars ($79,400,000.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, that certain real property situate, lying and being at Nashville, County of Davidson, State of Tennessee, more particularly described in Exhibit A, attached hereto and incorporated herein and hereinafter collectively designated "the Land",

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Land belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD the Land unto Grantee, Grantee's heirs and assigns or successors and assigns, forever.

Grantor WARRANTS that (a) said Grantor is lawfully seized and possessed of the Land and in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to the Land to the said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by or through the Grantor, but no further or otherwise and (b) Grantor will execute such other and further assurances of the same as may be required. The conveyance described herein is subject to restrictions, conditions, reservations, easements and other matters of record, and any matters that may be disclosed by a current survey and/or physical inspection of the Land.

[SIGNATURE ON FOLLOWING PAGE]

[Signature Page to Special Warranty Deed]

WITNESS our hands this 12th day of February, 2025.

GRANTOR:

625 HAMILTON LP
a Delaware limited partnership

By: PDP 625 Hamilton GP LLC
Its: General Partner

By: Proffitt Dixon Partners, LLC
Its: Manager

By: _____
Name: Stuart Proffitt
Title: Manager

STATE OF NORTH CAROLINA)
) SS.
COUNTY OF MECKLENBURG)

Before me the undersigned, a Notary Public of the State of North Carolina, do certify that, on the date below, before me in said County came Stuart Proffitt as Manager of Proffitt Dixon Partners, LLC, the Manager of PDP 625 Hamilton GP LLC, the General Partner of **625 Hamilton LP**, to me known, and/or proven by satisfactory current evidence to be the within grantor, whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that they are fully informed of the contents of the instrument and that they signed their name to this instrument for the purposes stated therein; and said instrument is the free act and deed of the grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official, this 5th day of February, 2025.

Karen Thies Crane
Notary Public for NC
Print Name: Karen Thies Crane

My commission expires on: June 23, 2025

KAREN THIES CRANE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 23, 2025

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer is $79,400,000.00.

AFFIANT

Subscribed and sworn to before me,
this the 5th day of February, 2025.

Notary Public

My commission expires: June 23, 2025

KAREN THIES CRANE
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 23, 2025

EXHIBIT A

Tract 1: 715 B2 Hagan St. 10506058100

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hamilton 2 Lot Subdivision of record in Plat at Instrument No. 20211015-0138711, 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 a portion of the same property conveyed to 625 Hamilton LP by Warranty deed from Hamilton & Moore, LP of record in Instrument No. 20210716-0096058, in the Register's Office for Davidson County, Tennessee, dated July 6, 2021 and recorded on July 16, 2021.

Being the same property conveyed to 625 Hamilton LP by Quitclaim deed from Hamilton & Moore, LP of record in Instrument No. 20210716-0096059, in the Register's Office for Davidson County, Tennessee, dated July 6, 2021 and recorded on July 16, 2021.

Being the same property conveyed to 625 Hamilton LP by Quitclaim deed from JJD, LLC of record in Instrument No. 20230210-0009967, in the Register's Office for Davidson County, Tennessee, dated February 9, 2023 and recorded on February 10, 2023.

Tract 2: 625 Hamilton Ave 10507024000

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY MARGIN OF HAMILTON AVENUE AT THE NORTHWESTERLY POINT OF THAT CERTAIN PARCEL OF LAND NOW OR FORMERLY OWNED BY ROBERT AND GWENDOLYN ANN COLLINS HAVING TAX MAP 105-07, PARCEL 241.00 BY VESTING DEED RECORDED IN QC-20090202-0008714;THENCE LEAVING SAID RIGHT-OF-WAY S07°08'13"W 162.35' TO AN IRON PIN FOUND IN THE ALLEY WITH SAID ALLEY N82°38'17"W 100.00' TO A MAGNETIC NAIL SET IN HAGAN STREET; THENCE WITH SAID RIGHT-OF-WAY N07°07'24'E 162.29' TO A MAGNETIC NAIL FOUND IN THE SOUTHERLY MARGIN OF HAMILTON AVENUE; THENCE WITH SAID RIGHT- OF-WAY S82°40'13"E 100.04' TO THE POINT OF BEGINNING. CONTAINING 16,234.80 SF 0.37 ACRES MORE OR LESS.

Being a portion of the same property conveyed to 625 Hamilton LP by Warranty deed from Hamilton & Moore, LP of record in Instrument No. 20210716-0096058, in the Register's Office for Davidson County, Tennessee, dated July 6, 2021 and recorded on July 16, 2021.

Being the same property conveyed to 625 Hamilton LP by Quitclaim deed from Hamilton & Moore, LP of record in Instrument No. 20210716-0096059,

Tennessee Certification of Electronic Document

I, Jimmy Spruill, 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 2/12/2025 (date of document).

J Spruill

Affiant Signature

02/15/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of February, 2025.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON