Karen Johnson Davidson County
Batch# 1239451 DEEDWARRSP
02/21/2025 08:42:30 AM 6 pgs
Fees: $33.00 Taxes: $38,492.95
20250221-0012751

[Space Above This Line is for Recording Information]

THIS INSTRUMENT PREPARED BY: Jennifer A. Goulah Bodman PLC 201 W. Big Beaver Rd. Suite 500 Troy, MI 48084 **WHEN RECORDED RETURN TO:** Grantee	**NEW PROPERTY OWNER NAME AND ADDRESS:** SL7 Industrial Acquisition, LP 200 Park Place 4200 Westheimer Rd. #900 Houston, TX 77027	**PROPERTY ADDRESS:** 230 Ellery Court, Nashville, TN 37229	**NAME AND ADDRESS FOR PERSON RESPONSIBLE OF TAXES:** SL7 Industrial Acquisition, LP 200 Park Place 4200 Westheimer Rd. #900 Houston, TX 77027	**TAX PARCEL NO.:** 107-00-0-150.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of February 20, 2025, by and between **USP Nashville**, a Michigan co-partnership (hereinafter "Grantor"), successor by merger to USP Nashville Limited Partnership, a Michigan limited partnership, whose address is 12763 Stark Road, Suite 101, Livonia, Michigan 48150, and **SL7 Industrial Acquisition, LP**, a Texas limited partnership (hereinafter "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 bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

> All of that certain real estate described in Exhibit "A" attached hereto and incorporated herein by this reference (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 "Property").

TO HAVE AND TO HOLD the aforesaid real estate together with all improvements and fixtures thereon and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the real estate to the Grantee, its successors and assigns, against the lawful claims of all persons

WITNESS the signature of Grantor, acting through its duly authorized officer, as of the day and year first above written.

USP Nashville, a Michigan co-partnership

By: Midway Corporation, a Michigan corporation
Its: Partner

By: _____
Joseph P. Boyle
Its: President

ACKNOWLEDGMENT(S)

STATE OF MICHIGAN)
) ss.
COUNTY OF Wayne)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph P. Boyle, 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, and who further acknowledged that he is the President of Midway Corporation, a Michigan corporation, the Partner of **USP Nashville**, a Michigan co-partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of February, 2025.

Cheryl Faulkner
NOTARY PUBLIC

My Commission Expires:
12/03/2029

STATE OF MICHIGAN NOTARY PUBLIC

CHERYL FAULKNER
My Commission Expires
December 3, 2029
County of Wayne
Acting in the County of Wayne

4925-0757-1226_3

CONSIDERATION AFFIDAVIT

STATE OF Texas)

COUNTY OF Harris)

I hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of property transferred, whichever is greater, is $10,403,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 20 day of February, 2025.

NOTARY PUBLIC

My Commission Expires:
2.5.27

ANGELITA CONSUELO NEGRETE
Notary ID #124354680
My Commission Expires
February 5, 2027

4925-0757-1226_3

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Description of Land

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Resubdivision of Lots 11 and 12 of Royal Park Business Center of record in Plat at Instrument No. 20061207-0151412, 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 the same property conveyed to USP Nashville Limited Partnership by Royal Park Investments, L.P., pursuant to Special Warranty Deed dated January 26, 1996, of record at Book 9931, Page. 908, Register's Office for Davidson County, Tennessee.

The said USP Nashville Limited Partnership, a Michigan limited partnership, is now known as USP Nashville, a Michigan Co-Partnership, pursuant to the Certificate of Merger of record at Instrument No. 20151201-0120924, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

1. Real estate taxes and assessments and water, sewer, storm drainage and utility charges, and any lien arising therefrom, not due and payable as of the date of this Special Warranty Deed.

2. All matters shown on the Plan of record as Instrument Number 20061207-0151412, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants and Owners Association for Royal Park Business Center of record in Book 9734, Page 922, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the matters disclosed on the ALTA/NSPS Land Title Survey Job No. 25-0004 prepared by Mark Herrick, TN RLS No. 3356 of Ragan-Smith Associates, LLC dated January 24, 2025.

5. Any defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed or agreed to at any time by Grantee or anyone claiming directly or indirectly by or through Grantee.

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 February 20, 2025.

Affiant Signature

February 20, 2025
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 20 day of February, 2025.

Notary's Signature

My Commission Expires: 2.5.27

ANGELITA CONSUELO NEGRETE
Notary ID #124354680
My Commission Expires
February 5, 2027