Karen Johnson Davidson County
Batch# 1274029 DEEDWARRSP
05/16/2025 09:20:30 AM 10 pgs
Fees: $53.00 Taxes: $17,849.65
20250516-0038613

THIS INSTRUMENT PREPARED BY:
Jeff Browning
Browning Properties, LLC
P.O. Box 2725
Brentwood, Tennessee 37024

WHEN RECORDED, RETURN TO:

LI CENTRAL PIKE TN OWNER, LLC
401 Franklin St., Suite 2555
Houston, Texas 77002
Attention: Ben Swift

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or valuc, whichever is greater, for this transfer is $4,824,230.40

Affiant

HANNA JAYNES TENNESSEE NOTARY PUBLIC My Comm Exp. January 5, 2026 COUNTY OF WILSON

Subscribed and sworn to before me this 13 day of May, 2025.

Notary Public

My Commission Expires: January 5, 2026

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
LI Central Pike TN Owner, LLC C/O Lovett Industrial, LLC 401 Franklin Street Suite 2555 Houston, Texas 77002 Attn: Ben Swift	Same	Tax Map 86, Parcel 50 & 51

****

SPECIAL WARRANTY DEED

That PREMIER LEASING, LLC, a Tennessee limited liability company, having an address at 1401 Toshiba Drive, Lebanon, Tennessee 37087 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to them in hand paid by LI CENTRAL PIKE TN OWNER, LLC, a Delaware limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is 401 Franklin Street, Suite 2555, Houston, Texas 77002, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, all of the real property described on ***Exhibit A*** attached hereto and made a part hereof for all purposes (hereinafter referred to as the "**Land**") and all buildings and

improvements located thereon, together with all and singular, Grantors' right, title and interest, if any, in and to adjacent streets, roads, alleys, rights-of-way, strips and gores, easements, rights of ingress and egress, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto (the foregoing, together with the Land, being hereinafter collectively referred to as the "**Property**").

This conveyance is made and accepted subject to the matters set forth on ***Exhibit B*** attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, that such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same), and further subject to all standby fees, ad valorem taxes and assessments for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, forever; and Grantors do hereby bind themselves and their legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantors, but not otherwise, and subject to the Permitted Exceptions.

This Special Warranty Deed is executed on the date set forth in the acknowledgement below, but is made effective as of May 15, 2025 (the "**Effective Date**").

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed to be effective as of the Effective Date.

GRANTOR:

PREMIER LEASING, LLC,
a Tennessee limited liability company

By: Lojac Holdings Corporation, Inc.,
a Tennessee corporation
Its: Sole Member

By: _____

Its: Chief Executive Officer

STATE OF TENNESSEE)

COUNTY OF Wilson)

BEFORE ME, the undersigned authority, personally appeared Jack D. Lowery to me well known or known to me to be the individual described in and who executed the foregoing instrument as the Chief Executive Officer of Lojac Holdings Corporation, Inc., a Tennessee corporation, Sole Member of Premier Leasing, LLC, a Tennessee limited liability company, and acknowledged to and before me that he/she executed such instrument as such CEO of said corporation.

WITNESS my hand and official seal this 13th day of May, 2025.

Hanna Jaynes
NOTARY PUBLIC

My Commission Expires: January 5, 2026

HANNA JAYNES
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 5, 2026
COUNTY OF WILSON

202505160038613

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

TRACT 1:

A TRACT OF LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SHOWN AS RESERVED PARCEL A ON THE PLAN OF OASIS-RAINEY INDUSTRIAL LANDS AS OF RECORD IN BOOK 4175, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT 2:

LAND LYING AND BEING IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SHOWN AS TRACT 1 ON THE PLAN OF OASIS-RAINEY INDUSTRIAL LANDS AS OF RECORD IN BOOK 4175, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION IS A 7.26 ACRE TRACT OF LAND SHOWN ON A SURVEY ENTITLED "PROPERTY OF LEWIS MCREDMOND & ODELL BINKLEY" PREPARED BY R.L. SPEARS AND DATED 12-5-1994, SHOWING A PORTION OF THE RESERVED PARCEL "A" OF THE OASIS -RANEY INDUSTRIAL LANDS PLAT (BOOK 4175, PAGE 117).

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED HEREFROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:
EXCLUSION 1: MAP 86, PARCEL 338 AND PARCEL 346 LOTS 1 AND 2 OF THE RESUBDIVISION OF LOT #1 OF STONER CREEK LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NUMBER 200008280084428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

EXCLUSION 2: MAP 86, PARCEL 339
A 2.0 ACRE TRACT OF LAND CONVEYED TO ODELL BINKLEY, JR. BY STONER CREEK, LLC, AS RECORDED IN DEED BOOK 10370, PAGE 216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE DESCRIPTION APPEARING IN SAID

DEED BOOK.

INCLUDED IN THE ABOVE DESCRIBED, BUT SPECIFICALLY EXCLUDED HEREFROM AND RETAINED BY ODELL BINKLEY, JR.:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT ON THE WESTERLY LINE OF PROPERTY OF SOIL PRODUCTS, INC., OF RECORD IN DEED BOOK 6424, PAGE 567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE SUBJECT TRACT AND BEING ON THE NORTHWESTERLY RIGHT-OF-WAY OF NASHVILLE AND EASTERN RAILROAD; THENCE NORTH 85° 00' 00" WEST, 133.00 FEET TO A POINT; THENCE NORTH 57° 42' 00" WEST, 122.00 FEET TO A POINT; THENCE NORTH 73° 20' 10" WEST, 632.01 FEET TO A POINT; THENCE NORTH 42° 00' 00" WEST, 100.00 FEET TO A POINT; THENCE NORTH 33° 22' 00" EAST, 90.00 FEET TO A POINT; THENCE NORTH 73° 48' 00" EAST, 383.00 FEET TO A POINT; THENCE SOUTH 89°37' 00" EAST, 347.00 FEET TO A POINT; THENCE NORTH 67° 35' 00" EAST, 152.00 FEET TO A POINT; THENCE WITH THE LINE OF SOIL PRODUCTS, INC., SOUTH 0° 19' 17" EAST, 570.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.26 ACRES, SHOWN ON A SURVEY BY R.L. SPEARS & CO. DATED DECEMBER 5, 1994.

INCLUDED IN THE ABOVE DESCRIBED, BUT SPECIFICALLY EXCLUDED HEREFROM A TRACT OR PARCEL OF LAND BEING PART OF PARCEL 50 AS SHOWN ON TAX MAP 86 FOR NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD IN THE SOUTH MARGIN OF CENTRAL PIKE AND BEING IN THE EASTERLY RIGHT OF WAY OF THE SEABOARD SYSTEMS RAILROAD; THENCE WITH THE SAID MARGIN AND BEING 50 FEET THE CENTERLINE OF CENTRAL PIKE, SOUTH 76° 10' 24" EAST, 150.00 FEET TO AN IRON ROD; THENCE LEAVING SAID PIKE SOUTH 36° 15' 41" WEST 258.46 FEET TO AN IRON ROD; THENCE SOUTH 55° 27' 54" EAST 90.00 FEET TO AN IRON ROD; THENCE SOUTH 29° 09' 51" WEST 484.29 FEET TO AN IRON ROD; THENCE SOUTH 20° 26' 40" 364.77 FEET TO AN IRON ROD; THENCE NORTH 70° 56' 38" WEST 230.0 FEET TO AN IRON ROD IN THE EAST RIGHT OF WAY OF SAID RAILROAD AND BEING 37.0 FEET EAST OF THE CENTER LINE AFTER THE RAILROAD TRACTS; THENCE WITH SAID RIGHT OF WAY NORTH 19° 03' 22" EAST 151.0 FEET TO AN IRON ROD; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2817.03 FEET FOR A DISTANCE OF 232.93 FEET TO AN IRON ROD; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS 2817.03, 725 FEET TO AN IRON ROD; THENCE NORTH 38° 32' 22" EAST 8.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.51 ACRES, MORE OR LESS, SHOWN ON A SURVEY BY E. P. HALL, TN REG. NO. 838, DATED OCTOBER 19, 1996 AND REVISED FEBRUARY 27, 1997. BEING THE SAME PROPERTY CONVEYED TO PREMIER LEASING, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM LOUIS MCREDMOND INVESTMENT GROUP, L.P., A TENNESSEE LIMITED PARTNERSHIP, ACTING BY AND

THROUGH THE DULY AUTHORIZED OFFICE OF LOUIS MCREDMOND MANAGEMENT, INC., THE GENERAL PARTNER OF LOUIS MCREDMOND INVESTMENT GROUP, L.P., OF RECORD INSTRUMENT NUMBER 20051005-0120136 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO LOJAC LEASING, LLC BY WARRANTY DEED FROM ODELL BINKLEY, JR, HIS 1?2 UNDIVIDED INTEREST AS TENANT IN COMMON WITH LOUIS MCREDMOND INVESTMENT GROUP, L.P., OF RECORD BOOK 10608, PAGE 506 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS IN THE "SURVEYOR'S DESCRIPTION" IN THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SITE CONSULTANTS, INC. FOR LI ACQUISITIONS, LLC, DATED AS OF MARCH 21, 2024, AND REVISED AS OF MAY 8, 2025:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, LYING SITUATE AND BEING IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, ALONG THE SOUTHERN EDGE OF CENTRAL PIKE AND BEING SHOWN AS A 52.646 ACRE TRACT OF LAND AS SHOWN ON A PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR LI ACQUISITIONS, LLC", BY SITE CONSULTANTS, INC. DATED MARCH 21, 2024, WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 5/8" REBAR IRON PIN ALONG THE SOUTHERN RIGHT OF WAY OF CENTRAL PIKE, SAID PIN BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND BEING THE JOINT FRONT CORNER OF STONER CREEK II, LLC, NOW OR FORMERLY. THENCE FROM SAID POINT OF BEGINNING RUNNING WITH THE RIGHT OF WAY OF SAID CENTRAL PIKE THE FOLLOWING SIX (6) CALLS: S 72°31'35" E FOR 257.03 FEET TO A MAG NAIL; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1078.83 FEET AND A CHORD BEARING AND DISTANCE OF S 68°45'22" E FOR 141.89 FEET TO A 5/8" REBAR IRON PIN; THENCE N 25°00'52" E FOR 24.27 FEET TO A 5/8" REBAR IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1098.05 FEET AND A CHORD BEARING AND DISTANCE OF S 62°36'17" E FOR 91.24 FEET TO A POINT IN STONER CREEK; THENCE S 29°24'38" W FOR 15 FEET TO A POINT IN STONER CREEK; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1083.05 FEET AND A CHORD BEARING AND DISTANCE OF S 57°41'50" E FOR 95.29 FEET TO A 5/8" REBAR, SAID POINT BEING THE JOINT CORNER OF PROPERTY BELONGING TO W.E. SHERIFF, NOW OR FORMERLY. THENCE LEAVING THE RIGHT OF WAY OF SAID CENTRAL PIKE AND RUNNING WITH THE PROPERTY OF SAID W.E. SHERIFF S 07°02'07" W FOR 706.69 FEET TO A 5/8" REBAR IRON PIN; THENCE CONTINUING WITH PROPERTY OF SAID W.E. SHERIFF, S 76°23'17" W FOR 115.00 FEET TO A POINT IN STONER CREEK; THENCE TURNING AND RUNNING IN AND ALONG SAID STONER CREEK AND WITH THE BOUNDARY OF SAID W.E. SHERIFF AND THE BOUNDARY

OF TRANSFORM 1, LLC, NOW OR FORMERLY, AND THE BOUNDARY OF THE BARNETT FAMILY TRUST, NOW OR FORMERLY S 3°55'07"W FOR 945.95 FEET TO A 5/8" REBAR IRON PIN AT THE JOINT CORNER OF PROPERTY BELONGING TO JEFFERY SCOTT & CLAIR BARNETT ETAL., NOW OR FORMERLY. THENCE TURNING AND RUNNING WITH THE LINE OF SAID JEFFREY AND CLAIR BARNETT THE FOLLOWING EIGHT (8) CALLS: S 71°49'34" W FOR 152.00 FEET TO A POINT; THENCE N 85°22'36" W FOR 347.00 FEET TO A POINT; THENCE S 78°02'23" W FOR 382.99 FEET TO A POINT; THENCE S 37°36'21" W FOR 90.00 FEET TO A POINT; THENCE S 37°45'25" E FOR 100.00 FEET TO A POINT; THENCE S 69°05'46" E FOR 632.01 FEET TO A POINT; THENCE S 53°27'32" E FOR 122.00 FEET TO A POINT; THENCE S 80°37'01" E FOR 133.18 FEET TO A ½" REBAR IRON PIN NEAR THE RIGHT OF WAY OF THE NASHVILLE & EASTERN RAILROAD (100 FOOT RIGHT OF WAY), AND AT THE JOINT CORNER OF SAID PROPERTY BELONGING TO SAID JEFFERY SCOTT & CLAIR BARNETT, AND SAID THE BARNETT FAMILY TRUST. THENCE TURNING AND RUNNING NEAR THE NASHVILLE & EASTERN RAILROAD RIGHT OF WAY S 62°36'24" W FOR 286.00 FEET TO POINT. SAID POINT BEING NEAR OR ALONG THE PROPERTY OF WALLACE D TWEDEN 1991 REVOCABLE TRUST ETAL., NOW OR FORMERLY, (POTENTIAL GAPS AND GORES OR OVERLAPS OF SURVEYS) THENCE TURNING AND RUNNING WITH SAID WALLACE D TWEDEN 1991 REVOCABLE TRUST, N75°44'49" W FOR 1274.89 FEET TO A POINT ON THE SOUTH SIDE OF STONER CREEK AND NEAR THE 75 FOOT RIGHT OF WAY OF A SECOND TRACK OWNED BY NASHVILLE & EASTERN RAILROAD (RIGHT OF WAY VARIES). THENCE TURNING AND RUNNING NEAR SAID RIGHT OF WAY OF SAID NASHVILLE & EASTERN RAILROAD, CROSSING OVER A 5/8" REBAR IRON PIN AT 242.5 FEET, N 22°28'47" E FOR A TOTAL OF1270.00 FEET TO A 5/8" REBAR IRON PIN, THENCE TURNING AND RUNNING N 67°31'26" W FOR 25.00 FEET TO A 3/8" REBAR IRON PIN NEAR THE 37 FOOT RIGHT OF WAY OF SAID NASHVILLE AND EASTERN RAILROAD. THENCE TURNING AND RUNNING NEAR SAID 37 FOOT RIGHT N 22°44'49" E FOR 203.34 FEET TO A ½" REBAR IRON PIN AT THE JOINT CORNER OF SAID STONER CREEK II, LLC. THENCE TURNING AND RUNNING WITH THE PROPERTY OF SAID STONER CREEK II, LLC, THE FOLLOWING FIVE (5) CALLS: S 67°34'20" E FOR 230.03 FEET TO A ½" REBAR IRON PIN; THENCE N 23°52'49" E FOR 364.43 FEET TO A ½" REBAR IRON PIN; THENCE N 32°35'32" E FOR 484.81 FEET TO A ½" REBAR IRON PIN; THENCE N 52°17'44" W FOR 90.51 FEET TO A ½" REBAR IRON PIN; THENCE N 39°38'18" E FOR 248.80 FEET TO A 5/8" REBAR IRON PIN, SAID PIN BEING THE PLACE AND POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PREMIER LEASING, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM LOUIS MCREDMOND INVESTMENT GROUP, L.P., A TENNESSEE LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE DULY AUTHORIZED OFFICE OF LOUIS MCREDMOND MANAGEMENT, INC., THE GENERAL PARTNER OF LOUIS MCREDMOND INVESTMENT GROUP, L.P., OF RECORD INSTRUMENT NUMBER

20051005-0120136 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO LOJAC LEASING, LLC BY WARRANTY DEED FROM ODELL BINKLEY, JR, HIS ½ UNDIVIDED INTEREST AS TENANT IN COMMON WITH LOUIS MCREDMOND INVESTMENT GROUP, L.P., OF RECORD BOOK 10608, PAGE 506 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 4175, Page 117, in the Register's Office of Davidson County, Tennessee.

3. Railroad Right of way of record in Book 565, Page 197, in the Register's Office of Davidson County, Tennessee.

4. Easement of record in Book 1174, Page 366, in the Register's Office of Davidson County, Tennessee.

5. Declaration of Taking of record in Book 2281, Page177, in the Register's Office of Davidson County, Tennessee.

6. Right of Way of record in Book 2294, Page 465, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20011112-0123851, in the Register's Office of Davidson County, Tennessee.

8. Grant of Anchor Easement of record in Instrument No. 20100729-0059563, in the Register's Office of Davidson County, Tennessee.

9. Easement of record in Instrument No. 20111114-0088583, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Corinna Crum, 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 May 15, 2025 (date of document).

Corinna Crum
Affiant Signature

May 16, 2025
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 16 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10-05-2027

NOTARY'S SEAL

MICHELE L DUNCAN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 10/05/27
NOTARY ID 130393563