Return to: Jordan Pittman
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
470-602-0747- **TN252505122JP**

This Document Prepared by:
Graybill, Lansche & Vinzani, LLC
2721 Devine Street
Columbia, South Carolina 29205
Attention: Jordan T. Meetze, Esq.

Karen Johnson Davidson County
Batch# 1288252 DEEDWARRSP
06/20/2025 03:00:30 PM 7 pgs
Fees: $38.00 Taxes: $34,967.22
20250620-0048642

Send Tax Notices to:
ExchangeRight Essential Income 4 DST
c/o ExchangeRight Real Estate, LLC
PO Box 60308
Pasadena, CA 91116

Parcel Identification Number:
16100024200

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 18 day of June 2025, between **TN NASHVILLE NOLENSVILLE, LLC**, a South Carolina limited liability company, whose address is 201 Riverplace, Suite 400, Greenville, SC 29601 ("**Grantor**"), and **EXCHANGERIGHT ESSENTIAL INCOME 4 DST**, a Delaware statutory trust, whose address is 9215 Northpark Dr., Johnston, IA 50131 ("**Grantee**").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, those certain lands situate, lying and being in the County of Davidson, State of Tennessee, and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all the tenements, easements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof (collectively, the "**Property**").

Said conveyance is made and accepted subject to all those easements, covenants, restrictions and encumbrances of record set forth on Exhibit B, attached hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunder in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

Signature page to Special Warranty Deed

GRANTOR:

TN NASHVILLE NOLENSVILLE, LLC,
a South Carolina limited liability company

By: _____
Name: Philip J. Wilson
Title: Manager

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, the undersigned Notary Public for the State of South Carolina do hereby certify that Philip J. Wilson, the Manager of TN NASHVILLE NOLENSVILLE, LLC, a South Carolina limited liability company, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same on behalf of such entity.

Given under my hand and official seal this 16 day of June, 2025.

[AFFIX NOTARIAL SEAL]

JENNIFER HURST-RIDDLE NOTARY PUBLIC My Commission Expires 09/22/2033 SOUTH CAROLINA

_____
Notary Public
My Commission expires: 9/22/2033

PROPERTY ADDRESS:	STATE OF _____ COUNTY OF _____
5821 Nolensville Pike Nashville, TN 37211 Map No. Parcel No. Lot: Block: Parcel ID No. *16100024200*	I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration or the fair market value for this transfer, whichever is greater, is $9,450,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See attached Affiant, _____
NAME AND ADDRESS OF PROPERTY OWNER: ExchangeRight Essential Income 4 DST c/o ExchangeRight Real Estate, LLC 9215 Northpark Dr, Johnston, IA 50131	Subscribed and sworn to before me this ____ day of _____, 2025. _____ Notary Public My Commission expires: _____

STATE OF CALIFORNIA §
§
COUNTY OF LOS ANGELES §

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $9,450,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT – Grantee

EXCHANGERIGHT ESSENTIAL INCOME 4 DST,
a Delaware statutory trust

By: EXCHANGERIGHT ASSET MANAGEMENT, LLC,
a California limited liability company,
its Manager

By: EXCHANGERIGHT REAL ESTATE, LLC,
a California limited liability company,
its Sole Member

By: _____
Name: Warren Thomas
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On_____before me,_____(here insert name and title of officer), personally appeared_____, who signed the above referenced instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:_____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On June 11, 2025 before me, O. Baghdasarian, Notary Public
(insert name and title of the officer)

personally appeared Warren Thomas,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

O. BAGHDASARIAN
Notary Public - California
Los Angeles County
Commission # 2427954
My Comm. Expires Dec 20, 2026

Signature _____ **(Seal)**

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hickory Commercial Park, as of record in Book 6900, Page 806, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING all of the same property conveyed to TN Nashville Nolensville, LLC, a South Carolina limited liability company by Warranty Deed dated August 28, 2020 from Joe A. Carter and Christine M. Carter, husband and wife, and from John H. Guthrie and Kathy C. Guthrie, husband and wife, of record in Instrument No. 20200831-0098120, Register's Office for Davidson County, Tennessee.

For Information Only: Property Address is 5821 Nolensville Pike, Nashville, TN 37211
For Information Only: Tax Parcel ID: 161-00-0-242.00

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the fiscal year 2025 and subsequent years, not yet due and payable
2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded February 14, 2022, in Instrument No. 202202140017066, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances recorded February 17, 2022, in Instrument No. 202202170018504, Register's Office for Davidson County, Tennessee; approximately as shown on ALTA/NSPS Land Title Survey prepared by Tony Reasons II, RLS No. 1665, on behalf of American Surveying and Mapping, Inc., dated June 2, 2025, last revised June 13, 2025, bearing Project No. 2422414 ("the Survey").
4. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances recorded February 17, 2022, in Instrument No. 202202170018510, Register's Office for Davidson County, Tennessee; approximately as shown on the Survey.
5. Terms and conditions of unrecorded lease as evidenced by Memorandum of Lease by and between TN Nashville Nolensville, LLC, a South Carolina limited liability company and SFM, LLC, a Delaware limited liability company, dated July 22, 2020, recorded October 30, 2020, in Instrument No. 202010300127013, Register's Office for Davidson County, Tennessee, as affected by Subordination, Non-Disturbance and Attornment Agreement dated January 27, 2022, recorded February 8, 2022, in Instrument No. 202202080014622, Register's Office for Davidson County, Tennessee.
6. The following matters as shown on the Plat of record as shown in Plat Book 6900, Page 806, Register's Office for Davidson County, Tennessee; approximately as shown on the Survey:
    a. 10' Public Utility and Drainage Easement
    b. Land dedicated for right-of-way
7. The following matters shown or stated on ALTA/NSPS Land Title Survey prepared by Tony Reasons II, RLS No. 1665, on behalf of American Surveying and Mapping, Inc., dated June 2, 2025, last revised June 13, 2025, bearing Project No. 2422414:
    a. Sign serving improved property on Tract One is located on Tract Two
    b. Retaining wall crosses over southwesterly property line
    c. Asphalt paving encroaches over utility and drainage easement on southwesterly portion of property

Tennessee Certification of Electronic Document

I, Latasha Nelson, 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 6/18/2025 (date of document).

Affiant Signature

6/20/20
Date

State of Georgia

County of Cobb

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

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

KAITLIN M FREDERICK
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 22, 2027

202506200048642