THIS INSTRUMENT WAS PREPARED BY:

Sheppard, Mullin, Richter & Hampton LLP
700 Louisiana Street, 27th Floor
Houston. Texas 77002
Attention: Douglas A. Yeager

Karen Johnson Davidson County
Batch# 1294152 DEEDWARRSP
07/07/2025 08:01:30 AM 8 pgs
Fees: $43.00 Taxes: $19,396.64
20250707-0052968

(For Recorder's Use Only)

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
BV4 7000 WESTBELT DRIVE LLC c/o Brookfield Properties 1180 Peachtree Street NE Suite 1575 Atlanta, GA 30309 Attention: Real Estate Management and Deputy General Counsel	Send to New Owner	079-00-0-070.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed as of June 30, 2025, by **SL6 NASHVILLE INDUSTRIAL, LP**, a Texas limited partnership, with an address at 100 Crescent Court, Suite 850, Dallas, Texas 75201 ("**Grantor**") to **BV4 7000 WESTBELT DRIVE LLC**, a Delaware limited liability company. whose mailing address is c/o Brookfield Properties. 1180 Peachtree Street NE, Suite 1575, Atlanta, GA 30309 ("**Grantee**").

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 to Grantee the following described real estate, situated and being in Davidson County, Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Real Property**").

The Property is improved property located at 7000 Westbelt Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Real Property, together will all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining (collectively, along with said Real Property, the "**Property**") unto Grantee, its successors, and assigns, the same in fee simple forever.

AND, SUBJECT, HOWEVER, to real estate taxes for the current and subsequent years; all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect the Property and the use and improvement thereof; and the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof (collectively "**Permitted Exceptions**").

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property; that Grantor has good right and lawful authority to sell and convey the Property except as may be limited by the Permitted Exceptions; that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor but not further or otherwise, except for claims arising from the Permitted Exceptions.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the date(s) set forth in the acknowledgement below, to be effective, however, as of June 30, 2025.

GRANTOR:

SL6 NASHVILLE INDUSTRIAL, LP.
a Texas limited partnership

By: SL6 Nashville Industrial GP, LLC,
a Texas limited liability company,
its General Partner

By: _____
Kenneth E. Aboussie, Jr.
President

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on June 23rd, 2025, by Kenneth E. Aboussie, Jr., as President of SL6 Nashville Industrial GP, LLC, a Texas limited liability company, in its capacity as General Partner of SL6 Nashville Industrial, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

VADEN ELIZABETH ELLWANGER
Notary Public, State of Texas
Comm. Expires 03-08-2029
Notary ID 135504586

Vaden Ellwanger
Notary Public in and for the State of Texas

~~EXHIBIT A – Property Description~~
EXHIBIT B – Permitted Exceptions

[Signature Page to Deed]

202507070052968

EXHIBIT A

PROPERTY DESCRIPTION

BEING A CERTAIN TRACT OF LAND LYING IN THE 20TH COUNCIL DISTRICT OF NASHVILLE. DAVIDSON COUNTY, TENNESSEE AS CONVEYED TO SL6 NASHVILLE INDUSTRIAL, L.P. BY SPECIAL WARRANTY DEED OF RECORD AS DEED INSTRUMENT: 20210304-0028289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.), BEING BOUND ON THE NORTH BY 7008 WESTBELT PARTNERS, LLC, OF RECORD AS DEED INSTRUMENT: 20220831-0098259, R.O.D.C.T., ALSO OF RECORD AS LOT 6 ON THE WESTBELT INDUSTRIAL PARK FINAL PLAT, IN PLAT BOOK 6250, PAGE 796, R.O.D.C.T., ON THE NORTHEAST BY THE R. H. BOYD COMPANY OF RECORD AS DEED INSTRUMENT: 20000112-004421, RO.D.C.T., ON THE EAST BY PARKE BROWN OF RECORD AS DEED INSTRUMENT: 20050309-0025970. R.O.D.C.T., ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF COCKRILL BEND BOULEVARD, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY OF WESTBELT DRIVE, THE PERIMETER OF SAID PARCEL BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3356 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, TELEPHONE NUMBER 615-244-8591, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON PIPE (OLD) LOCATED IN THE EASTERLY RIGHT-OF-WAY OF WESTBELT DRIVE, SAID POINT ALSO BEING THE NORTHWESTERLY PROPERTY CORNER OF THE SUBJECT PROPERTY, AND THE MOST SOUTHWESTERLY CORNER OF THE 7008 WESTBELT PARTNERS, LLC;

THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE 7008 WESTBELT PARTNERS, LLC PROPERTY, NORTH 79° 04' 02" EAST, 331.99 FEET TO A 5/8" IRON ROD (OLD) IN THE COMMON PROPERTY CORNER OF THE SUBJECT PROPERTY, THE 7008 WESTBELT PARTNERS, LLC, AND THE R.H. BOYD COMPANY PROPERTY:

THENCE, LEAVING THE 7008 WESTBELT PARTNERS, LLC PROPERTY, AND ALONG THE R. H. BOYD COMPANY PROPERTY, SOUTH 13° 36' 44" EAST, 70.65 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOC" IN COMMON PROPERTY LINE OF THE SUBJECT PROPERTY, THE R. H. BOYD COMPANY PROPERTY, AND THE PARKE BROWN PROPERTY;

THENCE, LEAVING THE R. H. BOYD COMPANY PROPERTY, AND ALONG THE PARKE BROWN PROPERTY, SOUTH 04° 36' 44" EAST, 300.08 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOC." IN THE NORTHERLY RIGHT-OF-WAY OF COCKRILL BEND BOULEVARD;

THENCE, LEAVING PARKE BROWN PROPERTY AND ALONG SAID RIGHT-OF-WAY, SOUTH 85° 24' 26" WEST, 112.52 FEET TO AN 1/2" IRON ROD (OLD);

THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH 164.69 FEET, A RADIUS OF 5,055.00 FEET, A DELTA ANGLE OF 1° 52' 00" AND WITH A CHORD BEARING SOUTH 84° 28' 26" WEST, 164.68 FEET TO AN 1/2" IRON ROD (OLD);

THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY AND ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 44.55 FEET, A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 85° 05' 37", AND WITH A CHORD BEARING OF NORTH 53° 40' 49" WEST, 40.57 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY" IN THE EASTERLY RIGHT-OF-WAY OF WESTBELT DRIVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY OF WESTBELT DRIVE, NORTH 10° 44' 12" WEST, 311.10 FEET TO THE POINT OF BEGINNING, AND CONTAINNG 113,813 SOUARE FEET OR 2.61 ACRES, MORE OR LESS.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2025, a lien not yet due and payable.

2. Subject to the following matters shown on the Plan of record in Plat Book 11190, Page 42, Register's Office for Davidson County, Tennessee: 20' PUDE, 5'x30' anchor easement, 15' landscape easement. certificate of ownership and dedication

3. Restrictive Covenants of record in Book 6781, Page 623, in the Register's Office for Davidson County, Tennessee.

STATE OF TEXAS)
COUNTY OF HARRIS)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Five Million Two Hundred Forty-Two Thousand Three Hundred Thirty Six and 00/100 Dollars ($5,242,336.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this 30 day of June, 2025.

JOSEFINA HERNANDEZ
Notary Public, State of Texas
Comm. Expires 11-20-2028
Notary ID 124832324

Notary Public

Certificate of Authenticity

I, Angie Gomez, 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 June 30, 2025.

Date

Affiant Signature

June 30, 2025
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 30 day of June, 2025.

Notary's Signature

JOSEFINA HERNANDEZ
Notary Public, State of Texas
Comm. Expires 11-20-2028
Notary ID 124832324

My Commission Expires: 11-20-2028
Date

Notary's Seal (if on paper)