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# 1294389 DEEDWARRSP
07/07/2025 01:59:30 PM 9 pgs
Fees: $48.00 Taxes: $115,853.07
20250707-0053284

(For Recorder's Use Only)

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
BV4 101 & 201 OLD STONE BRIDGE ROAD 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	018-00-0-114.00 and 018-00-0-115.00

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 101 & 201 OLD STONE BRIDGE ROAD 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 101 & 201 Old Stone Bridge Road, (Bldgs. #1 and #2), Goodlettsville, Tennessee 37072.

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

_____
Notary Public in and for the State of Texas

EXHIBIT A – Property Description
EXHIBIT B – Permitted Exceptions

[Signature Page to Deed]

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY. GOODLETTSVILLE, TENNESSEE SAID PARCEL IS SHOWN AS TRACT 1 ON THE PLAT ENTITLED "OLD STONE BRIDGE SUBDIVISION SECTION ONE" OF RECORD IN PLAT BOOK 6250, PAGE 696. R.O.D.C.T (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID TRACT IS LOCATED ON THE NORTHERLY RICHT-OF -WAY LINE OF OLD STONE BRIDGE ROAD AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE NORTHERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD, AT THE SOUTHEASTERLY CORNER OF CITY OF GOODLETTSVILLE OF RECORD IN DEED BOOK 8696, PAGE 595, R.O.D.C.T, AND BEING A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE LEAVING SAID RIGHT-OF-WAY WITH SAID CITY OF GOODLETTSVILLE, FOR THE NEXT THREE CALLS:

1) NORTH 11 DEGREES 18 MINUTES 16 SECONDS WEST, 140.34 FEET TO A 5/8" IRON ROD (OLD)
2) SOUTH 55 DEGREES 38 MINUTES 16 SECONDS EAST 39.21 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
3) NORTH 48 DEGREES 33 MINUTES 09 SECONDS EAST, 88.00 FEET TO A POINT NEAR THE CENTER OF MANSKER CREEK;

THENCE, GENERALLY ALONG THE CENTER OF SAID MANSKER CREEK FOR THE SIX CALLS:

1) SOUTH 41 DEGREES 31 MINUTES 48 SECONDS EAST. 184.14 FEET TO A PONT;
2) SOUTH 23 DEGREES 51 MINUTES 48 SECONDS EAST, 332.94 FEET TO A POINT;
3) SOUTH 59 DEGREES 40 MINUTES 48 SECONDS EAST, 604.26 FEET TO A POINT;
4) SOUTH 28 DEGREES 22 MINUTES 48 SECONDS EAST, 171.04 FEET TO A POINT;
5) SOUTH 48 DEGREES 45 MINUTES 48 SECONDS EAST, 182.62 FEET TO A POINT:
6) SOUTH 74 DEGREES 06 MINUTES 49 SECONDS EAST, 42.00 FEET TO A POINT AT THE MOST NORTHERLY CORNER OF TRACT 3 OF SAID OLD STONE BRIDGE SUBDIVISON, SECTION ONE;

THENCE, LEAVING SAID MANSKER CREEK WITH SAID TRACT 3, SOUTH 31 DEGREES 35 MINUTES 39 SECONDS WEST, 163.84 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD;

THENCE, WITH SAID RIGHT-OF-WAY FOR THE NEXT SIX CALLS:
1) NORTH 21 DEGREES 21 MINUTES 24 SECONDS WEST, 119.96 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SIXTH & ASSOCIATES;
2) WITH A CURVE TO THE LEFT A CENTRAL ANGLE OF 31 DEGREES 47 MINUTES 37 SECONDS, A RADIUS OF 346.17 FEET, AN ARC LENGTH OR 192.09 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 14 MINUTES 16 SECONDS WEST. 189.64 FEET TO AN ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
3) NORTH 53 DEGREES 08 MINUTES 43 SECONDS WEST, 652.14 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
4) WITH A CURVE TO THE RIGHT A CENTRAL ANGLE OF 22 DEGREES 58 MINUTES 06 SECONDS, HAVING A RADIUS OF 388.49 FEET, AN ARC LENGTH OF 155.73 FEET, AND A CHORD BEARING A DISTRANCE OF NORTH 41 DEGREES 41 MINUTES 04 SECONDS WEST, 154.69 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
5) NORTH 30 DEGREES 11 MINUTES 58 SECONDS WEST, 161.15 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
6) WITH A CURVE TO THE LEFT A CENTRAL ANGLE OF 62 DEGREES 17 MINUTES 17 SECONDS, HAVING A RADIUS OR 174.55 FEET, AN ARC LENGTH OF 189.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 12 MINUTES 41 SECONDS WEST 180.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 132877 SQUARE FEET OR 3.05 ACRES, MORE OR LESS.

TRACT 2

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE TENNESSEE. SAID PARCEL IS SHOWN AS TRACT 2 ON THE PLAT ENTITLED "OLD STONE BRIDGE SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK 6250, PAGE 696, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID TRACT IS LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS. AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (OLD), WITH NO CAP, IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD. AT THE MOST EASTERLY CORNER OF DES-CASE CORPORATION OF RECORD AS INTRUMENT NUMBER 201311210113842. R.O.D.C.T., AND BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE WITH SAID RIGHT-OF-WAY FOR THE NEXT FOUR CALLS:

1) WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGEL OF 12 DEGREES 49 MINUTES 48 SECONDS, A RADIUS OF 448.49 FEET, AN ARC LENGTH OF 100.43 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 45 MINUTES 04 SECONDS EAST, 100.22 FEET TO A 3/4" IRON ROD (OLD), WITH NO CAP.

2) SOUTH 53 DEGREES 08 MINUTES 43 SECONDS EAST, 652.14 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES:

3) WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31 DEGREES 47 MINUTES 30 SECONDS, A RADIUS OF 286.17 FEET, AN ARC LENGTH OF 158.79 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 14 MINUTES 06 SECONDS EAST, 156.76 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES:

4) SOUTH 21 DEGREES 21 MINUTES 24 SECONDS EAST, 497.93 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES. IN THE NORTHERLY LINE OF IBP, INC, OF RECORD AS INSTRUMENT NUMBER 2000072560073433, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID IBP, INC, SOUTH 70 DEGREES 11 MINUTES 14 SECONDS WEST, 182.28 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE NORTHEASTERLY RIGHT-OF-WAY OF THE C.S.X. TRANSPORTATION RAIL ROAD;

THENCE, WITH SAID CSX, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 04 MINUTES 56 SECONDS, A RADIUS OF 4040.03 FEET, AN ARC LENGTH OF 851.94 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 50 MINUTES 15 SECONDS WEST, 850.36 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;

THENCE, CONTINUING WITH SAID CSX, NORTH 52 DEGREES 54 MINUTES 37 SECONDS WEST, 316.70 FEET TO A 3/4" IRON ROD (OLD) WITH NO CAP, AT THE MOST SOUTHERLY CORNER OF SAID DES-CASE CORPORATION.

THENCE, WITH SAID DES-CASE CORPORATION, NORTH 27 DEGREES 11 MINUTES 46 SECONDS EAST, 379.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 423,635 SQUARE FEET OR 9.73 ACRES, MORE OR LESS.

202507070053284

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 6250, Page 696, Register's Office for Davidson County, Tennessee: 20' sanitary sewer easement, 10' water line easement, fencing contract between Sadie Belle Utley and L&N Railroad, certificate of ownership and dedication. (Tract to 1 and 2)

3. Easement of record in Book 4419, Page 472, in the Register's Office for Davidson County, Tennessee. (as to Tract 1)

4. Agreement for Dedication of Easement of record in Book 4956, Page 191, in the Register's Office for Davidson County, Tennessee. (as to Tract 1)

5. Agreement for Dedication of Easement of record in Book 8676, Page 222, in the Register's Office for Davidson County, Tennessee. (as to Tract 1)

6. Easement of record in Book 4580, Page 299, in the Register's Office for Davidson County, Tennessee. (as to Tract 2)

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 Thirty One Million Three Hundred Eleven Thousand Six Hundred Forty and 00/100 Dollars ($31,311,640.00), 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)