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# 1294390 DEEDWARRSP
07/07/2025 02:01:30 PM 8 pgs
Fees: $43.00 Taxes: $399,704.33
20250707-0053285

(For Recorder's Use Only)

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
BV4 SPACE PARK NORTH 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	026-00-0-003.00

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 SPACE PARK NORTH 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:

Space Park North, Bldgs. 1-9
101-114 Space Park N,
201-212 Space Park N.
301-314 Space Park N.
401-430 Space Park N.
501-550 Space Park N,
601-627 Space Park N,
701-716 Space Park N,
801-816 Space Park N,
901-915 Space Park N,
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.

202507070053285

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

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE SAID PARCEL IS SHOWN AS LOT 1 ON THE PLAT ENTITLED "SPACE PARK NORTH" OF RECORD IN PLAT BOOK 5200, PAGE 121, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) SAID LOT IS LOCATED ON THE SOUTHERLY TERMINUS OF THE RIGHT-OF-WAY OF SOUTH CARTWRIGHT STREET, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CARTWRIGHT STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65 AND BEING THE MOST NORTHERY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID SOUTH CARTWRIGHT STREET WITH SAID INTERSTATE 65, ALONG A CONTROL ACCESS FENCE. FOR THE NEXT THREE CALLS:
1)SOUTH 21 DEGREES 24 MINUTES 16 SECONDS EAST, 128.63 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
2)SOUTH 21 DEGREES 24 MINUTES 41 SECONDS EAST, 397.62 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
3)SOUTH 21 DEGREES 19 MINUTES 03 SECONDS EAST, 67.08 FEET TO A 5/8" IRON ROD (OLD), WITH NO CAP, AT THE NORTHEASTERLY CORNER OF CORPORATE INVESTORS PARTNERSHIP VI, LLC OF RECORD AS INSTRUMENT NUMBER 200806260066072, R.O.D.C.T. AND SHOWN AS LOT 1 ON THE PLAT ENTITLED, CORPORATE INVESTORS PARTNERSHIP VI, LLC, OF RECORD AS INSTRUMENT NUMBER 200907140065681, R.O.D.C.T.;

THENCE, CONTINUING WITH SAID CORPORATE INVESTORS PARTNERSHIP VI, LLC, LOTS 1 AND 2, ALONG SAID CHAINLINK FENCE, FOR THE NEXT THREE CALLS:
1)SOUTH 84 DEGREES 25 MINUTES 45 SECONDS WEST. 239.92 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;
2)SOUTH 09 DEGREES 01 MINUTES 22 SECONDS WEST. 2003.40 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;
3)SOUTH 76 DEGREES 58 MINUTES 07 SECONDS WEST, PASSING A CONCRETE HIGHWAY MONUMENT (OLD) AT THE MOST WESTERLY CORNER OF SAID LOT 2 OF CORPORATE INVESTORS PARTNERSHIP VI, LLC AT 357.20 FEET AND CONTINUING 19.43 FEET FOR A TOTAL DISTANCE OF 376.63 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD;

THENCE, WITH SAID CSX RAILROAD RIGHT-OF-WAY LINE, NORTH 12 DEGREES 30 MINUTES 58 SECONDS WEST, 2086.77 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE SOUTHWESTERLY CORNER OF K.C. INVESTORS, LLC OF RECORD IN DEED BOOK 10997, PAGE 849, R.O.D.C.T. AND SHOWN AS PARCEL 87 ON THE PLAT

ENTITLED. NORTHGATE INDUSTRIAL PARK, SECTION ONE, OF RECORD IN PLAT BOOK 4955. PAGE 109, R.O.D C.T.:

THENCE, LEAVING SAID RAILROAD WITH SAID K.C. INVESTORS, LLC, AND THE SOUTHERLY TERMINUS OF THE RIGHT-OF-WAY OF SOUTH CARTWRIGHT STREET, NORTH 77 DEGREES 28 MINUTES 05 SECONDS EAST, 1222.25 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CARTWRIGHT STREET.

THENCE, WITH SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 45 MINUTES 27 SECONDS, A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 342.78 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 20 MINUTES 55 SECONDS WEST, 338.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,693,540 SQUARE FEET OR 38.88 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 5200, Page 121, Register's Office for Davidson County, Tennessee: 60' public utility easement, gas main (no width of easement established), owner's certificate and dedication of public ways and easements, easement to Postal Telegraph Cable Co.

3. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government from Goodlettsville Warehouse Properties, a joint venture to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Book 7231, Page 347, in the Register's Office of Davidson County, Tennessee.

4. Easement from Ervin M. Entrekin, Trustee to Madison Suburban Utility District, its successors and assigns, of record in Book 4377, Page 97, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Easement, by Goodlettsville Warehouse Properties, a joint venture consisting of the Keith Allen Dugger Irrevocable Trust, the John Alan Dugger Irrevocable Trust, the Millard Bridges Revocable Trust, and the Thomas K. Sanders Irrevocable Trust and Space Park North (a Limited Partnership), of record in Book 5685, Page 383, in the Register's Office of Davidson County, Tennessee.

6. Order for right of way of record in Book 7363, Page 795, Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Standard Lease Agreement, by and between Space Park North of Nashville, Tennessee and National Advertising Company, of Bedfork Park, Illinois, of record in Book 7901, Page 595, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Lease Agreement dated September 4, 1986, by and between Space Park North (a Limited Partnership), Landlord, and Nashville Cellular Telephone Company, Tenant, of record in Book 7005, Page 769; as assigned in Instrument No. 20011001-0105562; as amended in Instrument No. 20060927-0119750; as affected by Instrument No. 20091211-0113277, in the Register's Office of 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 One Hundred Eight Million Twenty-Eight Thousand One Hundred Ninety-Eight and 00/100 Dollars ($108,028,198.00), 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)