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# 1294391 DEEDWARRSP
07/07/2025 02:02:30 PM 8 pgs
Fees: $43.00 Taxes: $27,829.97
20250707-0053286

(For Recorder's Use Only)

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
BV4 1640 JP Hennessy 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	183-00-0-134.00

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 1640 JP HENNESSY 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 1640 JP Hennessy Drive, La Vergne, Tennessee 37086.

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

BEING A CERTAIN TRACT OF LAND LYING IN THE 32ND COUNCIL DISTRICT OF THE CITY OF LA VERGNE, DAVIDSON COUNTY, TENNESSEE AS CONVEYED TO SL6 NASHVILLE INDUSTRIAL, LP BY SPECIAL WARRANTY DEED OF RECORD AS DEED INSTRUMENT 20200011040129383, SAID REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.). BEING BOUND ON THE NORTH BY FIVE STAR INVESTMENTS, LP OF RECORD AS DEED BOOK 9730, PAGE 16, R.O.D.C.T.. ALSO BOUND ON THE NORTH AND EAST BY BPH, LLC OF RECORD AS DEED BOOK 169, PAGE 2533, SAID REGISTERS OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, BY THE SOUTH BY ICON TN IND PROPERTIES OWNER POOL 5 NC/TN. LLC OF RECORD AS DEED INSTRUMENT 20150317-0022877, R.O.D.C.T ALSO BEING LOT 1 OF THE FINAL PLAT ENTITLED "RESUBDIVISION OF SECTION 10 OF INTERCHANGE CITY INDUSTRIAL PARK" OF RECORD IN PLAT BOOK 5210, PAGE 383, R.O.D.C.T, AND THE WEST BY THE EASTERLY RIGHT-OF-WAY OF J.P. HENNESSY 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 615-444-8591, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A PK NAIL (NEW) SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY OF J P HENNESSY DRIVE, ALSO BEING THE COMMON PROPERTY CORNER BETWEEN THE SUBJECT PROPERTY AND THE FIVE STAR INVESTMENTS. LP PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE FIVE STAR INVESTMENTS, LP PROPERTY, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.40 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90° 17' 20", WITH A CHORD BEARING AND DISTANCE OF NORTH 76° 18' 09" EAST, 35.44 FEET FROM WHICH POINT A 5/8" IRON ROD (OLD) DISTURBED, BEARS NORTH 84° 45' 22" EAST, 0.42 FEET;

THENCE, CONTINUING ALONG SAID PROPERTY AND ALSO ALONG BPH, LLC PROPERTY, SOUTH 58° 32' 44" EAST. 469.92 TO A WITNESS IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOC." SET IN THE TOP OF BANK AND CONTINUING ANOTHER 40.00 FEET TO A POINT IN THE CENTER OF HURRICANE CREEK, FOR A TOTAL OF 509.92 FEET:

THENCE, ALONG THE CENTER OF HURRICANE CREEK AND THE BPH, LLC PROPERTY, SOUTH 31° 02' 15" WEST, 160.34 FEET TO A POINT IN THE CENTER OF HURRICANE CREEK, SAID POINT ALSO BEING THE COMMON PROPERTY CORNER BETWEEN THE SUBJECT PROPERTY, BPH. LLC PROPERTY, AND ICON TN PROPERTIES OWNER POOL 5 NC/TN, LLC PROPERTY;

THENCE, LEAVING SAID CREEK, BPH, LLC PROPERTY AND ALONG THE ICON TN PROPERTIES OWNER POOL 5 NC/TN, LLC PROPERTY, FOR THE NEXT THREE (3) CALLS;

1) SOUTH 87° 50' 13" WEST. 60.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOC.", CONTINUING 275.28 FEET, WITH A TOTAL DISTANCE OF 335.28 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RAGAN SMITH ASSOC.:

2) THENCE, ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 205.15 FEET, A RADIUS OF 549.47 FEET, A DELTA ANGLE OF 21° 23' 31", WITH A CHORD BEARING AND DISTANCE OF NORTH 81° 27' 56" WEST, 203.93 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RAGAN SMITH AND ASSOC.";

3) THENCE, NORTH 70° 43' 16" WEST, 60.02 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RAGAN SMITH AND ASSOC." IN THE EASTERLY RIGHT-OFWAY OF J.P. HENNESSY DRIVE:

THENCE, LEAVING THE ICON TN PROPERTIES OWNER POOL 5 NC/TN. LLC PROPERTY AND ALONG SAID RIGHT-OF-WAY. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 222.20 FEET. A RADIUS OF 2,261.83 FEET. A DELTA ANGLE OF 05° 37' 43", WITH A CHORD BEARING AND DISTANCE OF NORTH 28° 55' 14" EAST, 222.11 FEET TO AN IRON ROD (OLD) WITH NO CAP;

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 31° 18' 09" EAST. 191.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 172,210 SQUARE FEET OR 3.98 ACRES, MORE OR LESS.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Easement for railroad spur track of record in Book 4626, Page 224, Register's Office for Davidson County, Tennessee.

3. Easement Deed and Conveyance of Water Sewer facilities of record in Book 4699, Page 585, Register's Office for Davidson County, Tennessee.

4. Slope and Drainage Easement of record in Book 10682, Page 909, Register's Office for Davidson County, Tennessee.

5. Overhead Line Easement of record in Book 4727, Page 993, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers, Storm Drainage, etc. of record in Instrument No. 20200204-0012629, 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 Seven Million Five Hundred Twenty-One Thousand Six Hundred Thirteen and 00/100 Dollars ($7,521,613.00), 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)