Karen Johnson Davidson County
Batch# 1295484 DEEDWARRSP
07/09/2025 01:42:30 PM 5 pgs
Fees: $28.00 Taxes: $111,925.00
20250709-0054050

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Bradley Arant Boult Cummings LLP
Attn: Lauren Smyth
1445 Ross Avenue, Suite 3600
Dallas, Texas 75202

Recorded by:
First American Title Insurance Co., NCS
50 South 16th Street, 2600
Philadelphia, PA 19102
NCS-1Z8RTN01

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
GAU4511AA LP, a Delaware limited partnership 400, 1201 Glenmore Trail SW Calgary, Alberta T2V 4Y8	**GAU4511AA LP,** a Delaware limited partnership 400, 1201 Glenmore Trail SW Calgary, Alberta T2V 4Y8	08301045900

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CK SPACEMAX NASHVILLE, LLC**, a Georgia limited liability company ("***Grantor***"), has bargained and sold, and hereby transfers and conveys, to **GAU4511AA LP**, a Delaware limited partnership, and its successors and assigns ("***Grantee***"), certain real property in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estates, title and interests thereto belonging, to Grantee, forever.

This is improved property known as 1216 Gallatin Ave. Nashville, Davidson County, Tennessee 37206.

Said property is conveyed subject only to all recorded easements, covenants, restrictions, conditions, rights-of-way and other matters now recorded of record, all real estate taxes not yet due and payable, and all matters now affecting title to the Property which would be shown on a current and accurate survey of the Property (the "***Exceptions***").

Grantor covenants and binds itself and its heirs and successors to warrant specially and defend to Grantee forever the title to said property against the claims of all persons claiming by, through, or under Grantor (excluding claims arising out of the Exceptions), but no further or otherwise.

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 27th day of June, 2025.

GRANTOR:

CK SPACEMAX NASHVILLE, LLC,
a Georgia limited liability company

By: Childress Klein Properties, Inc., its Manager

By: _____
Christopher D. Poholek, Vice President

STATE OF GEORGIA)

COUNTY OF COBB)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, CK Spacemax Nashville, LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Childress Klein Properties, Inc., who is the manager of CK Spacemax Nashville, LLC, a Georgia limited liability company, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 27th day of June, 2025.

_____
Notary Public

My Commission Expires:

August 12, 2026

SUSANNE G. DAVIS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 12, 2026

The actual consideration for this transfer or value of property transferred (whichever is greater) is $30,250,000.00.

GRANTEE:

GAU4511AA LP,
a Delaware limited partnership

By: **GAU4511AA GP, LLC,**
a Delaware limited liability company
Its: General Partner

By: **MINI MALL U.S. MANAGER LTD.,**
a Delaware corporation
Its: Manager

By: _____
Name: Joseph Colavecchia
Title: Authorized Signatory

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was ACKNOWLEDGED before me on June 25th, 2025, by Joseph Colavecchia, Authorized Signatory of MINI MALL U.S. MANAGER LTD., a Delaware corporation, the Manager of GAU4511AA GP, LLC, a Delaware limited liability company, on behalf of said limited liability company as the General Partner of GAU4511AA LP, a Delaware limited partnership, on behalf of said limited partnership.

[S E A L]

_____
Notary Public, State of Texas

My Commission Expires:

Tiffany Fowler
Printed Name of Notary Public

TIFFANY FOWLER
MY COMMISSION EXPIRES
February 21, 2027
NOTARY ID: 131365841

EXHIBIT A

Property Description

For APN/Parcel ID(s): 083-01-0-459.00

A tract of land located in the 5th Council District in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Wal-Mart Neighborhood Market, as recorded at Instrument No. 20041129-0141459, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Begin at a found mag nail in asphalt on the westerly right-of-way of Gallatin Avenue (73.5 foot Public R.O.W.) being approximately 268 feet north from the center of West Greenwood Ave. and being the northeast corner of property now or formerly owned by Disser Enterprises, Inc. (Deed Book 5481, Page 980); run thence North 84 deg. 08' 41" West, 478.51 feet to a found 5/8" iron rebar with GS&P cap on the easterly right-of-way of Bailey Street (a 45' Public R.O.W.); run thence with the easterly right-of-way of Bailey Street North 12 deg. 01' 26" East, 102.55 feet to a found 5/8" iron rebar with GS&P cap; continue thence North 12 deg. 19' 21" East, 307.92 feet to a found 5/8" iron rebar with GS&P cap; thence leaving the easterly right-of-way of Bailey Street, run South 83 deg. 51' 32" East, 150.24 feet to a found concrete monument with brass cap; run thence South 83 deg. 34' 01" East, 202.73 feet to a point; run thence South 05 deg. 45' 09" West 56.63 feet to a found mag nail with US survey washer; run thence South 84 deg. 15' 02" East, 35.39 feet to a found mag nail with US survey washer; run thence southeasterly with the arc of a curve to the left 22 feet (said curve having a radius of 14.00 feet, being subtended by a chord bearing South 38 deg. 57' 19" East and having a chord distance of 19.81 feet) to a found "V" notch in curb face; run thence South 84 deg. 10' 13" East, 68.12 feet to a found 5/8" iron rebar with M. Feldbusch TN-1882 cap; run thence southeasterly with the arc of a curve to the right 32.21 feet (said curve having a radius of 133.00 feet, being subtended by a chord bearing South 77 deg. 17' 03" East and having a chord distance of 32.13 feet) to a found "V" notch in curb face; run thence South 70 deg. 09' 35" East, 16.28 feet to a found "V" notch in curb face on the westerly right-of-way of Gallatin Avenue; run thence with the westerly right-of-way of Gallatin Avenue along the arc of a curve to the left, 80.51 feet (said curve having a radius of 700.00 feet, being subtended by a chord bearing South 22 deg. 04' 28" West, and having a chord distance of 80.47 feet) to a found 5/8" iron rebar with M. Feldbusch TN-1882 cap; continue thence South 20 deg. 00' 57" West 257.32 feet to the point of beginning; containing 194,276 square feet or 4.46 acres, more or less, as depicted on ALTA/NSPS Land Title Survey of Lot 1 Wal-Mart Neighborhood Market, 1216 & 1214 Gallatin Avenue, prepared by Gresham Smith and Partners, Project Number 42085.00 dated July 21, 2017, last revised August 25, 2017.

TOGETHER WITH appurtenant easement for parking and access as established pursuant to Declaration of Access Easement and Maintenance Covenants, recorded at Instrument No. 20150609-0054325, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to CK Spacemax Nashville, LLC, a Georgia limited liability company, by Special Warranty Deed from Wal-Mart Real Estate Business Trust, a Delaware statutory trust, recorded at Instrument No. 20160617-0061849, Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT:

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Wal-Mart Neighborhood Market - Resubdivision of Lot 1, of record as Instrument No. 20170922--0097653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH appurtenant easement for parking and access as established pursuant to Declaration of Access Easement and Maintenance Covenants, recorded at Instrument No. 20150609-0054325, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to CK SPACEMAX NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, by deed from WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, of record as Instrument No. 20160617-0061849, dated June 16, 2016, said Register's Office.

Less and except: Land in Davidson County, Tennessee, being (1) Lot No. 6, and (2) area designated "ROW DEDICATION BY PLAT 0.07 ACRES+-", both as shown on the map entitled Wal-Mart Neighborhood Market - Resubdivision of Lot 1, of record as Instrument No. 20170922-0097653, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lisa M. Trexler, Esquire, 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 July 8, 2025 (date of document).

Affiant Signature

July 8, 2025
Date

Commonwealth ~~State~~ of Pennsylvania

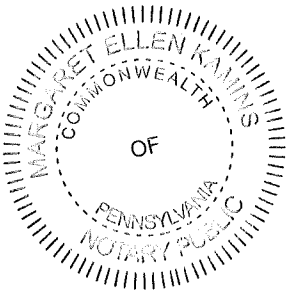
County of Philadelphia

Sworn to and subscribed before me this 8th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: August 7, 2026

NOTARY'S SEAL



Commonwealth of Pennsylvania - Notary Seal
MARGARET ELLEN KAMINS, Notary Public
Philadelphia County
My Commission Expires August 7, 2026
Commission Number 1285144