Karen Johnson Davidson County
Batch# 1295484 DEEDQC
07/09/2025 01:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250709-0054051

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 Company
National Commercial Services
50 South 16th Street, Suite 2600
Philadelphia, Pennsylvania 19102
NCS-1Z8RTN01

QUITCLAIM 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, sold, and does by these presents bargain, sell, remise, release, convey and forever quitclaim to **GAU4511AA LP**, a Delaware limited partnership, and its successors and assigns ("***Grantee***"), all right, title, interest, claim or demand, if any, to that certain real property in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

TO HAVE AND TO HOLD said property, without representations or warranties, express or implied, with respect to this Quitclaim Deed, together with the appurtenances, hereditaments, estates, title and interests thereto belonging, to Grantee, forever so that neither Grantor nor Grantor's heirs, successors or assigns shall have, claim or demand any right or title to the real property or part thereof.

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

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context permits.)

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this Quitclaim Deed under seal on the 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 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 is $0.

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]

Tiffany Fowler
Notary Public, State of Texas

My Commission Expires:

Tiffany Fowler
Printed Name of Notary Public

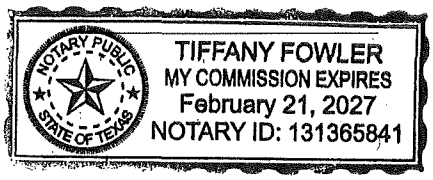


EXHIBIT A

Property Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Parcel 1:

A tract of land located in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 1 WAL-MART NEIGHBORHOOD MARKET, of record in Instrument No. 20170922-0097653 Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

Being part of 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 of record in Instrument No. 201606170061849, in the Register's Office of Davidson County, Tennessee.

Parcel 2:

Easement(s) benefiting Parcel 1 contained in Declaration of Easements, Covenants and Restrictions for Waterbrooke Professional Park, Phase I, of record in Instrument No. 201909120092444, in the Register's Office of 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

MARGARET ELLEN KAMINS COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

202507090054051