Karen Johnson Davidson County
Batch# 1322769 DEEDWARRSP
09/16/2025 09:47:30 AM 7 pgs
Fees: $38.00 Taxes: $9,897.50
20250916-0073755

This instrument was prepared by:

N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FROM: THE COATS COMPANY, LLC, a Delaware limited liability company, Grantor

TO: MGI LEASING, INC., an Iowa corporation, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
MGI Leasing, Inc. 501 Bell Street, Suite 301 Dubuque, IA 52001	Same	183-000-108.00

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is TWO MILLION SIX HUNDRED SEVENTY FIVE THOUSAND and 00/100ths DOLLARS ($2,675,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9 day of September, 2025.

NICOLE JEAN DOUGALL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DO6303780
Qualified In New York County
Commission Expires May 19, 2026

Notary Public
My Commission Expires: May 19, 2026

FOR AND IN CONSIDERATION OF the sum of TWO MILLION SIX HUNDRED SEVENTY FIVE THOUSAND and 00/100ths DOLLARS ($2,675,000.00), the receipt and sufficiency of which are hereby acknowledged, THE COATS COMPANY, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MGI LEASING, INC., an Iowa corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Dated: September 15, 2025

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 15th day of September, 2025.

GRANTOR:

THE COATS COMPANY, LLC, a Delaware limited liability company

By: _____
Print Name: Matt McLain
Title: Assistant Secretary

STATE OF NEW YORK, CITY/COUNTY OF NEW YORK, TO WIT:

I HEREBY CERTIFY THAT on this 9 day of September, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Matt McLain, known to me or satisfactorily proven, who acknowledged himself to be the Assistant Secretary of The Coats Company, LLC, and that he, as such Assistant Secretary, acknowledged to me that being authorized so to do, he executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

NICOLE JEAN DOUGALL
[Print Name of Notary]

My Commission expires: MAY 19, 2026

NICOLE JEAN DOUGALL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DO6303780
Qualified in New York County
Commission Expires May 19, 2026

[signature page to Special Warranty Deed – LaVergne, TN]

EXHIBIT A

PROPERTY DESCRIPTION

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

A tract of land in the second civil district of Metropolitan Nashville, Davidson County, Tennessee in the Interchange City Industrial Park lying East of Heil-Quaker Boulevard, and being more fully described as follows:

Beginning at an iron pin on the Easterly margin of Heil-Quaker Boulevard at the Southwest corner of Lot 1 on the Revised Plat of Section XIII of INTERCHANGE CITY INDUSTRIAL PARK, of record in Book 4675 Page 112. Register's Office of Davidson County, Tennessee, said Section XIII having been conveyed to Crescent Properties Company, by deeds of record in Book 5305 Page 570 and Book 5317 Page 242, Register's Office Of Davidson County, Tennessee; thence,

1) S 58° 35' 44" E, a distance of 96.16' with Crescent Properties Company's South line to an iron pin; thence,

2) S 81 ° 28' 44" E, a distance of 746.24' with Crescent Properties Company's South line to an iron pin; thence,

3) N 44° 27' 41" E, a distance of 121.30' with Crescent Properties Company's East line to an iron pin; thence,

4) S 83° 13' 29" E, a distance of 46.24' to an iron pin; thence,

5) N 08° 30' 41' E, a distance of 62.34' to an iron pin; thence,

6) Continuing with Crescent Properties Company's East line, N 44° 27' 41" E. a distance of 456.96' to an iron pin in the center line of a railroad spur; thence,

7) S 75° 28' E, with the center line of said railroad spur, and at 141.81' passing the Southwest corner of property conveyed to Amtrol, Inc. by deed of record in Book 5271, Page 929, R.O.D.C., Tennessee, and continuing with the South line of the Amtrol, Inc. property, 114.03 feet, for a total distance of 255.84', to an iron pin at the Northwest corner of property conveyed to Santa Fe Equipment Company by deed of record in Book 5392, Page 124, R.O.D.C., Tennessee; thence,

8) S 14° 32' W, a distance of 30.00' to an iron pin in Sante Fe Equipment Company's West line; thence,

9) S 44° 16' W, passing Santa Fe Equipment Company's corner at 3.54' and continuing 900.00' for a total distance of 903.54' to an iron pin at a common corner of two tracts conveyed to the Industrial Board of the Metropolitan Government of

Nashville and Davidson County, by deeds of record in Book 4622. Page 287 and Deed Book 5775, Page 401, said Register's Office; thence,

10) N 14° 23' 22" W, a distance of 214.78' to an iron pin; thence,

11) N 81° 28' 44" W, a distance of 783.98' with the North line of the Industrial Board, Mcdowell Development Corporation and Ralph Rogers and Company, Inc. properties to an iron pin in the North line of said Ralph Rogers and Company, Inc. property, said property having been acquired by deed of record in Book 5639, Page 288, R.O.D.C., Tennessee; thence,

12) N 58° 35' 44" W a distance of 109.78' with Rogers' line to an iron pin on the Easterly margin of Heil-Quaker Boulevard; thence,

13) Northerly with a curve to the left along the Easterly margin of Heil-Quaker Boulevard, said curve having a radius of 1175.92' and a central angle of 2° 56' 12" and a chord bearing and distance of N 32°57' 57" E, 60.26', a distance of 60.27' to the Point of Beginning.

Being the same property conveyed to The Coats Company, LLC by Quitclaim Deed of record as Instrument No. 202312140096672, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2025, a lien, but not yet due and payable.

2. Easement Deed and Conveyance of Water-Sewer Facilities from McDowell Development Corporation to First Suburban Water Utility of Davidson County, Tennessee, of record in Book 4699, Page 585, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4779, Page 818, in the Register's Office of Davidson County, Tennessee.

4. All matters contained in Deed of recorded in Book 5639, Page 288, in the Register's Office of Davidson County, Tennessee.

5. All matters contained in Deed of recorded in Book 5835, Page 926, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Dongelia Davis, 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 9/9/2025 (date of document).

Dongelia D
Affiant Signature

9/14/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of September, 2025.

Erica Allyn
Notary's Signature

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL
DAVIDSON COUNTY
My Commission Expires 01-04-2027

MY COMMISSION EXPIRES:_____