Prepared By and Upon Recording
Return to:

Baker Donelson Bearman Caldwell & Berkowitz, P.C.
1600 West End Ave, Suite 2000
Nashville, TN 37203
Attn: John A. Gupton III

Karen Johnson Davidson County
Batch# 1324012 DEEDWARRSP
09/18/2025 11:23:30 AM 9 pgs
Fees: $48.00 Taxes: $17,849.65
20250918-0074618

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
CH Realty X-LI I Nashville Central Pike, L.L.C. 401 Franklin St., Suite 2555 Houston, TX 77002 Attn: Charles F. Meyer, Jr.	Tax Map 86, Parcel 50 & 51	Same as New Owner

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LI Central Pike TN Owner, LLC**, a Delaware limited liability company ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **CH Realty X-LI I Nashville Central Pike, L.L.C.**, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This is Property located in the County of Davidson, Tennessee, a/k/a Tract 1 and Tract 2.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). Easements, covenants, conditions, restrictions, and reservations of records

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Except for the Permitted Exceptions and the Restrictive Covenants, Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 15 day of September, 2025, and made effective as of the 17th day of September, 2025.

LI Central Pike TN Owner, LLC,
a Delaware limited liability company

By: Lovett Industrial Value Fund I, LP,
a Delaware limited partnership
its sole member

By: Lovett Industrial Value Fund I GP, LLC,
a Delaware limited liability company
its general partner

By: _____
Name: Charles F. Meyer, Jr.
Title: President

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, a notary public of the state and county aforementioned, personally appeared Charles F. Meyer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the president of Lovett Industrial Value Fund I GP, LLC, the general partner of Lovett Industrial Value Fund I, LP, the sole member of LI Central Pike TN Owner, LLC authorized to execute the instrument of LI Central Pike TN Owner, LLC, the within named bargainor, a limited liability company, and that such person as such president of Lovett Industrial Value Fund I GP, LLC, the general partner of Lovett Industrial Value Fund I, LP, the sole member of LI Central Pike TN Owner, LLC, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as such president of Lovett Industrial Value Fund I GP, LLC, the general partner of Lovett Industrial Value Fund I, LP, the sole member of LI Central Pike TN Owner, LLC.

WITNESS my hand and seal at office, on this 15 day of September, 2025.

_____
Notary Public

My Commission Expires:
July 12, 2027

[SEAL]

LORELEI COPELAND
Notary ID #134449471
My Commission Expires
July 12, 2027

4902-7560-6374v1

STATE OF Texas)
COUNTY OF Harris)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $4,824,230.40, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Charles F. Meyer, Jr., President of Central Pike Manager, LLC, the manager of CH REALTY X-LI I NASHVILLE CENTRAL PIKE, L.L.C.

Subscribed and sworn to before me this 15 day of September, 2025.

LORELEI COPELAND
Notary ID #134449471
My Commission Expires
July 12, 2027

NOTARY PUBLIC

My Commission Expires:

July 12, 2027

4902-7560-6374v1

EXHIBIT A

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

Tract 1:

A tract of land in the 4th civil district of Davidson County, Tennessee, shown as reserved parcel a on the plan of Oasis-rainey industrial lands as of record in Book 4175, Page 117, register's office for Said County, to which plan reference is hereby made for a more complete description.

Tract 2:

Land lying and being in the 4th civil district of Davidson County, Tennessee, shown as Tract 1 on the plan of Oasis-rainey industrial lands as of record in Book 4175, Page 117, register's office for Said County, to which plan reference is hereby made for a more complete description.

Included in the above description is a 7.26 acre tract of land shown on a survey entitled "property of Lewis Mcredmond & Odell Binkley" prepared by R.L. Spears and dated 12-5-1994, showing a portion of the reserved parcel "A" of the Oasis -Raney industrial lands plat (Book 4175, Page 117).

Included in the above description, but specifically excluded herefrom this conveyance is the following tract of land:

Exclusion 1:

Lots 1 and 2 of the resubdivision of Lot #1 of STONER CREEK LIMITED LIABILITY COMPANY, recorded in Instrument Number 200008280084428, register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Exclusion 2:

A 2.0 acre tract of land conveyed to Odell Binkley, jr. By STONER CREEK, LLC. as recorded in Deed Book 10370, Page 216, register's office for Davidson County, Tennessee, the description appearing in said Deed Book.

Included in the above described, but specifically excluded herefrom and retained by Odell Binkley, jr.:

Land in Davidson County, Tennessee,

Beginning at a point on the Westerly line of property of Soil Products, Inc., of record in Deed Book 6424, Page 567, register's office for Davidson County, Tennessee, said point being the Southeasterly corner of the subject tract and being on the Northwesterly right-of-way of Nashville and Eastern railroad; thence North 85° 00' 00" West, 133.00 feet to a point; thence North 57° 42' 00" West, 122.00 feet to a point; thence North 73° 20' 10" West, 632.01 feet to a point; thence North 42° 00' 00" West, 100.00 feet to a point; thence North 33° 22' 00" East, 90.00 feet to a point; thence North 73° 48' 00" East, 383.00 feet to a point; thence South 89° 37' 00" East, 347.00 feet to a point; thence North 67° 35' 00" East, 152.00 feet to a point; thence with the line of Soil Products, Inc., South 0° 19' 17" East, 570.00 feet to the Point of

Beginning.

Included in the above described, but specifically excluded herefrom a tract or parcel of land described as follows:

Beginning at an iron rod in the South margin of Central pike and being in the Easterly right of way of the seaboard Systems railroad; thence with the said margin and being 50 feet the centerline of Central pike, South 76° 10' 24" East, 150.00 feet to an iron rod; thence leaving said pike South 36° 15' 41" West 258.46 feet to an iron rod; thence South 55° 27' 54" East 90.00 feet to an iron rod; thence South 29° 09' 51" West 484.29 feet to an iron rod; thence South 20° 26' 40" 364.77 feet to an iron rod; thence North 70° 56' 38" West 230.0 feet to an iron rod in the East right of way of said railroad and being 37.0 feet East of the center line after the railroad tracts; thence with said right of way North 19° 03' 22" East 151.0 feet to an iron rod; thence with a curve to the right, having a radius of 2817.03 feet for a distance of 232.93 feet to an iron rod; thence with a curve to the right having a radius 2817.03, 725 feet to an iron rod; thence North 38° 32' 22" East 8.60 feet to the Point of Beginning.

Being the same property described as follows:

All that certain piece, parcel, or tract of land, lying situate and being in the County of Davidson and State of Tennessee, along the Southern edge of Central Pike , the following metes and bounds to wit:

Beginning at a 5/8" rebar iron pin along the Southern right of way of Central pike, said pin being the Northwest corner of the tract herein described and being the joint front corner of STONER CREEK II, LLC. now or formerly. Thence from said Point of Beginning running with the right of way of said central pike the following six (6) calls: S 72°31'35" E for 257.03 feet to a mag nail; thence along a curve to the right having a radius of 1078.83 feet and a chord bearing and distance of S 68°45'22" E for 141.89 feet to a 5/8" rebar iron pin; thence N 25°00'52" E for 24.27 feet to a 5/8" rebar iron pin; thence along a curve to the right having a radius of 1098.05 feet and a chord bearing and distance of S 62°36'17" E for 91.24 feet to a point in STONER CREEK; thence S 29°24'38" W for 15 feet to a point in STONER CREEK; thence along a curve to the right with a radius of 1083.05 feet and a chord bearing and distance of S 57°41'50" E for 95.29 feet to a 5/8" rebar, said point being the joint corner of property belonging to W.E. Sheriff, now or formerly. Thence leaving the right of way of said Central pike and running with the property of said W.E. Sheriff S 07°02'07" W for 706.69 feet to a 5/8" rebar iron pin; thence continuing with property of said W.E. Sheriff, S 76°23'17" W for 115.00 feet to a point in STONER CREEK; thence turning and running in and along said STONER CREEK and with the boundary of said W.E. Sheriff and the boundary of Transform 1, LLC. now or formerly, and the boundary of the Barnett family trust, now or formerly S 3°55'07"w for 945.95 feet to a 5/8" rebar iron pin at the joint corner of property belonging to Jeffery Scott & Clair Barnett Etal., now or formerly. Thence turning and running with the line of said Jeffrey and Clair Barnett the following eight (8) calls: S 71°49'34" W for 152.00 feet to a point; thence N 85°22'36" W for 347.00 feet to a point; thence S 78°02'23" W for 382.99 feet to a point; thence S 37°36'21" W for 90.00 feet to a point; thence S 37°45'25" E for 100.00 feet to a point; thence S 69°05'46" E for 632.01 feet to a point; thence S 53°27'32" E for 122.00 feet to a point; thence S 80°37'01" E for 133.18 feet to a 1/2" rebar iron pin near the right of way of the Nashville & Eastern railroad (100 foot right of way), and at the joint corner of said property belonging to said Jeffery Scott & Clair Barnett, and said the Barnett family trust. Thence turning and running near the Nashville & Eastern railroad right of way S 62°36'24" W for 286.00 feet to point. Said point being near or along the property of Wallace D Tweden 1991 revocable trust etal., now or formerly, (potential gaps and gores or overlaps of surveys) thence turning and running with said Wallace D Tweden 1991 revocable trust, n75°44'49" W for 1274.89 feet to a point on the South side of STONER CREEK and near the 75 foot right of way of a second track owned by Nashville & Eastern Railroad (right of way varies). Thence turning and running near said right of way of said Nashville &

Eastern railroad, crossing over a 5/8" rebar iron pin at 242.5 feet, N 22°28'47" E for a total of1270.00 feet to a 5/8" rebar iron pin, thence turning and running N 67°31'26" W for 25.00 feet to a 3/8" rebar iron pin near the 37 foot right of way of said Nashville and Eastern railroad. Thence turning and running near said 37 foot right N 22°44'49" E for 203.34 feet to a 1/2" rebar iron pin at the joint corner of Said STONER CREEK II, LLC. Thence turning and running with the property of Said STONER CREEK II, LLC. the following five (5) calls: S 67°34'20" E for 230.03 feet to a 1/2" rebar iron pin; thence N 23°52'49" E for 364.43 feet to a 1/2" rebar iron pin; thence N 32°35'32" E for 484.81 feet to a 1/2" rebar iron pin; thence N 52°17'44" W for 90.51 feet to a 1/2" rebar iron pin; thence N 39°38'18" E for 248.80 feet to a 5/8" rebar iron pin, said pin being the place and Point of Beginning.

Being the same property conveyed to LI CENTRAL PIKE TN owner, LLC. a Delaware limited liability company, by deed from Premier Leasing, LLC. a Tennessee limited liability company, of record in Instrument No. 202505160038613, in the register's office of Davidson County, Tennessee.

Also being the same property conveyed to Lojac Leasing, LLC. by deed from Odell Binkley, jr. His 1/2 undivided interest as tenant in common with Louis Mcredmond Investment Group, L.P., of record in Book 10608, Page 506, in the register's office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 4175, Page 117, in the Register's Office of Davidson County, Tennessee.

3. Matters contained in Deed of recorded in Book 565, Page 197, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Clearance Permit, by and between Mrs. Nora Johnson Cantrell, et al. and Southern Bell Telephone cand Telegraph Company, its associated and allied companies, of record in Book 1174, Page 366, in the Register's Office of Davidson County, Tennessee.

5. Easement(s) granted United States of America, by Judgment on Declaration of Taking of record in Book 2281, Page 177, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Right of Way Deed, by and between D.W. Cantrell and Nora Johnson Cantrell and Davidson County, Tennessee, its successors and assigns, of record in Book 2294, Page 465, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, by and between LOJAC Leasing, LLC and The Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, of record in Instrument No. 200111120123851, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Grant of Anchor Easement, by and between Premier Leasing, LLC and The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Instrument No. 201007290059563, in the Register's Office of Davidson County, Tennessee.

9. Matters contained in Deed of recorded in Instrument No. 201111140088583, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Corinna Crum, 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 September 17, 2025 (date of document).

Corinna Crum
Affiant Signature

9/17/25
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 17 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/19/2029

NOTARY'S SEAL

KRISTI POST
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05/19/29
NOTARY ID 129380490