Karen Johnson Davidson County
Batch# 1437272 DEEDTRS
06/23/2026 12:26:30 PM 9 pgs
Fees: $48.00 Taxes: $28,878.50
20260623-0056513

PREPARED BY AND RETURN TO:
Nelwyn Inman, Esq.
Baker, Donelson, Bearman, Caldwell &
Berkowitz, P.C.
633 Chestnut Street, Suite 1900
Chattanooga, Tennessee 37450

Address of New Owner:	Send Tax Bills to:	Map Parcel Numbers:
MSC 2019-H6 5880 Nolensville Pike LLC c/o K-Star Asset Management LLC 5949 Sherry Lane, Suite 1700 Dallas, TX 75225	MSC 2019-H6 5880 Nolensville Pike LLC c/o K-Star Asset Management LLC 5949 Sherry Lane, Suite 1700 Dallas, TX 75225	172-00-0-122.00

TRUSTEE'S DEED

This Trustee's Deed is made and entered into as of the 15th day of June, 2026, by Nelwyn W. Inman, not individually but as substitute trustee.

WHEREAS, by Deed of Trust, Assignment of Leases and Rents and Security Agreement dated February 21, 2019, of record as Instrument Number 20190227-0017914 in the Register's Office for Davidson County, Tennessee, FDS Nolensville, LLC, a Delaware limited liability company ("Borrower"), conveyed in trust to Tisha C. Baldwin, as Trustee, certain real property defined therein to secure payment of a debt in the original amount of $11,100,000.00 and other obligations payable by Borrower to Starwood Mortgage Capital LLC, a Delaware limited liability company (the "Deed of Trust"), said Deed of Trust being incorporated herein by reference; and

WHEREAS, the Deed of Trust was assigned by Starwood Mortgage Capital LLC to Starwood Mortgage Funding II LLC, a Delaware limited liability company, by Assignment of Security Instrument dated February 21, 2019, recorded as Instrument Number 20190301-0018889 in said Register's Office; and

WHEREAS, the Deed of Trust was assigned by Starwood Mortgage Funding II LLC to Starwood Mortgage Capital LLC by Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement dated as of June 19, 2019, recorded as Instrument Number 20191212-0128084 in said Register's Office; and

WHEREAS, the Deed of Trust was assigned by Starwood Capital LLC to Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Trust 2019-H6, Commercial Mortgage Pass-Through Certificates, Series 2019-H6 ("Lender") by Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement dated as of June 19, 2019, recorded as Instrument Number 20191212-0128081 and re-recorded as Instrument Number 20191217-0130319 in said Register's Office; and

WHEREAS, Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Trust 2019-H6, Commercial Mortgage Pass-Through Certificates, Series 2019-H6, is the true and lawful owner and holder of the debt aforesaid; and

WHEREAS, the indebtedness secured by the Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender declared the Deed of Trust to be in default, and notice was given of such default to Borrower, but following such notice, the default was not cured; and

WHEREAS, by instrument recorded as Instrument Number 20260420-0032323 in said Register's Office, Lender, as such owner, holder and beneficiary, appointed Nelwyn W. Inman (hereinafter the "Substitute Trustee") as substitute trustee under the Deed of Trust, who is vested and empowered to serve with all rights, title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, Lender directed Substitute Trustee to sell the real property as provided in the Deed of Trust, and Substitute Trustee caused notice to be published in *The Nashville Ledger*, that such property would be sold on Friday, May 15, 2026, at 12:00 noon on the steps outside the main entrance of the Davidson County Nashville Metropolitan Courthouse, located at 1 Public Square, Nashville, Davidson County, Tennessee, such foreclosure notice appearing in said newspaper on April 24, 2026, May 1, 2026, and May 8, 2026; and

WHEREAS, by notice timely given, the sale of the property was adjourned on May 15, 2026, to June 11, 2026, at 12:00 noon Central Time on the steps outside the main south entrance of the Davidson County Nashville Metropolitan Courthouse, located at 1 Public Square, Nashville, Tennessee; and

WHEREAS, Substitute Trustee, through her representative, Justin Sveadas, appeared at the above referenced Courthouse in Nashville, Tennessee, on June 11, 2026, at 12:00 noon Central Time and offered the property for sale, and after opening the floor for competitive bids, the highest and best bid was made by Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Trust 2019-H6, Commercial Mortgage Pass-Through Certificates, Series 2019-H6, a credit bid in the amount of Seven Million Eight Hundred Five Thousand and 00/1000 Dollars ($7,805,000.00), which bid was thereupon assigned to MSC 2019-H6 5880 Nolensville Pike LLC a Delaware limited liability company, whereupon the Property was sold to MSC 2019-H6 5880 Nolensville Pike LLC a Delaware limited liability company, for said amount; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes and any applicable restrictions, building liens, and easements.

NOW, THEREFORE, I, Nelwyn W. Inman, not individually but as Substitute Trustee, in consideration of the premises, $10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents do hereby convey unto MSC 2019-H6 5880 Nolensville Pike LLC a Delaware limited liability company, its successors and assigns ("Grantee"), all right, title, and interest in and to the following real property (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the Property, free of all statutory and other rights of redemption of Borrower as provided in, but only to the extent provided in, the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon, if any, in an AS IS, WHERE IS condition, and without representation or warranty from Substitute Trustee and/or Lender as to any matter whatsoever. Without limiting the foregoing, **Substitute Trustee disclaims all representations and warranties, express or implied, including warranties of merchantability or fitness for a particular use or purpose. Additionally, Substitute Trustee disclaims all representations and warranties as to the absence or presence on or under the property of hazardous substances as defined by any environmental laws, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act or similar federal and state legislation (collectively, "environmental laws")**. Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in

connection with deterioration of any improvements thereon, violations of environmental laws, and potential flood hazards. By accepting this Trustee's Deed, Grantee agrees to indemnify and hold Substitute Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

a. Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated or paid from the trust estate;

b. Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which the foreclosure sale was held;

c. Such easements, building lines, recorded plans and restrictions as may be applicable and which take priority over the Deed of Trust upon which the foreclosure was held;

d. Any rights of redemption or otherwise held by the Internal Revenue Service or by the State of Tennessee;

e. Rights or claims of parties in possession;

f. Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property;

g. Any dedication of roads affecting the property and any governmental zoning and subdivision ordinances or regulations in effect;

h. Any prior or superior liens, judgment, deeds of trust or other interests of record;

i. Any and all deeds of trust, fixture filings, liens of any kind or nature, and/or leases which take priority over the Deed of Trust upon which the foreclosure sale was held; and

j. Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

The undersigned Grantor, as Substitute Trustee, believes the title hereby conveyed to be good except for prior liens of record, including without limitation those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Successor Trustee, under the provisions of the above described Deed of Trust, AND NO FURTHER OR OTHERWISE.

[Continued on following page]

WITNESS the signature of the Substitute Trustee as of the day and date first above written.

Nelwyn W. Inman, not individually but as
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nelwyn W. Inman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Substitute Trustee, and that she as such Substitute Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name, not individually but as Substitute Trustee.

Witness my hand and seal this 15th day of June, 2026.

Ursula Jenkins-Turner
State
of
Tennessee
Notary
Public
Hamilton County

Ursula Jenkins-Turner
Notary Public
My Commission expires: 10/15/29

STATE OF TENNESSEE
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $7,805,000.00.

Affiant
On behalf of Grantee

Subscribed and sworn to before me
this 15th day of June, 2026.

Ursula Jenkins-Turner
Notary Public
Commission Expires: 10/15/29

Ursula Jenkins-Turner
State
of
Tennessee
Notary
Public
Hamilton County

EXHIBIT "A"

Legal Description

Located in Davidson County, Tennessee, being Lot No. 1, on the Final Plat, Southplace Office Park, Commercial Planned Unit Development, of record in Plat Book 6900, page 696, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to FDS Nolensville, LLC, a Delaware limited liability company, by Warranty Deed dated February 21, 2019, from GPT Nashville Owner, LLC, a Delaware limited liability company, of record in Instrument Number 20190227-0017733, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT (the interests reflected in the Amended Consent for Condemnation and Appropriation of record as Instrument Number 20230612-0044617, Register's Office for Davidson County, Tennessee):

Parcel 1- Beginning at the point of intersection of the existing north margin of Barnes Road and the west boundary of the Charles L. McCrory, ETUX Cleatrice C. McTorry property (Tract 221), said point of intersection being 22.96 feet left of Barnes Road proposed centerline station 23 + 70.79; thence with said existing margin N 75° 30' 07" W 298.52 feet to a point, said point being 77.23 feet right of S.R. 11 proposed centerline station 508 + 95.94: thence with the existing northeast margin of S.R. 11 having a 28.00 feet radius curve right and northwesterly 29.74 feet to a point, said point being 61.62 feet right of S.R. 11 proposed centerline station 509 + 19.62; thence with the existing east margin of S.R 11 N 07° 28' 43" W 6.37 feet to a point, said point being 61.76 feet right of S.R. 11 proposed centerline station 509 + 25.98; thence with the proposed northeast margin of S.R. 11 S 59° 24' 44" E 74.41 feet to a point, said point being 27.50 feet left of Barnes Road proposed center line station 21 + 17.76; thence with the proposed north margin of Barnes Road as follows : (1) S 76° 19' 16" E 240.12 feet to a point, said point being 27.50 feet left of Barnes Road proposed centerline station 23 + 57.88, (2) S 70° 04' 32" E 13.03 feet; thence with said west boundary S 14°22' 22" W 3.12 feet to the point of beginning.

Parcel 2 - Beginning at the point of intersection of the existing east margin of S.R. 11 and the south boundary of the Thomas H. Smith and Ruby Battle Smith property, said point of intersection being 8.88 feet right of S.R. 11 proposed centerline station 521 + 20.77; thence with said south boundary S 84° 2' 28" E 47.52 feet to a point, said point being 56.38 feet right of S.R. 11 proposed centerline station 521 + 21.80; thence with the proposed east margin of S.R. 11 as follows: (1) S 04° 24'09" W 217.63 feet, (2) having a 3939.00 feet radius curve left and southerly 82.50 feet, (3) S 06° 38' 49" E 66.50 feet to a point, said point being 71.41 feet right of S.R. 11 proposed centerline station 517+50.38; thence with the proposed northeast margin of S.R. 11 S 63° 06' 06" E 14.61 feet to a point, said point being 84.64 feet right of S.R. 11 proposed centerline station 517+44.06; thence with the proposed east margin of S.R. 11 S 02° 19' 10" E 43 85 feet to a point, said point being 87.54 feet right of S.R. 11 proposed centerline station 516+99.35; thence with the proposed southeast margin of S.R. 11 S 68° 33' 56" W 19.79 feet to a point, said point being 69.26 feet right of S.R. 11 proposed centerline station 516+91.61; thence with the proposed east margin of S.R. 11 as follows: (1) S 00° 32' 25" W 90.94 feet, (2) S 19° 31' 28" W 23.42 feet, (3) having a 3939.00 feet radius curve left and southerly 315.76 feet to a point, said point being 61.00 feet right of S.R. 11 proposed centerline station 512 + 56.05; thence with said existing east margin as follows: (1) N 07°28' 43" W 207.67 feet, (2) having a 2830.00 feet radius curve right and northerly 651.88 feet to the point of beginning.

Parcels 1 and 2 combined contain 0.654 acres.

FURTHER SUBJECT TO THE FOLLOWING EASEMENT PARCELS:

Beginning at the point of intersection of the proposed east margin of S.R 11 and the south boundary of said Smith property, said point of intersection being 56.38 feet right of S.R. 11 proposed centerline station 521 + 21.80; thence with said south boundary S 84° 02' 28" E 9.19 feet to a point, said point being 65.58 feet right of S.R. 11 proposed centerline station 521 + 22.00; thence with the proposed margin of the herein described permanent drainage easement as follows: (1) S 04° 29' 31" W 229.67 feet, (2) N 85° 30' 29" W 8.73 feet to a point, said point being 61.00 feet right of S.R. 11 proposed centerline station 518+88.48; thence with said proposed east margin as follows: (1) having a 3939.00 foot radius curve right and northeasterly having a chord bearing of N 03° 56' 46" E and an arc length of 12.28 feet, (2) N 04° 24' 09" E 217.63 feet to the point of beginning, containing 2070 square feet.

The above described property is a permanent easement for construction and maintenance of a drainage facility. The land described above, on which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility.

Parcel A - Beginning at the point of intersection of the proposed north margin of Barnes Road and the west boundary of said McTorry property, said point of intersection being 26.08 feet left of Barnes Road proposed centerline station 23 + 70.83; thence with said proposed north margin as follows: (1) N 70° 04' 32" W 13.03 feet, (2) N 76° 19'16" W 240.12 feet to a point; thence with the proposed northeast margin of S.R. 11 N 59° 24' 44" W 27 feet ± to a point; thence with the meander of the slope as follows: (1) southeasterly 193 feet ±, (2) northeasterly 54 feet ±, (3) easterly 23 feet ±, (4) southeasterly 18 feet ± to a point; thence with said west boundary S 14° 22' 22"W 11 feet to the point of beginning.

Parcel B - Beginning at the point of intersection of the existing east margin of S.R. 11 and the proposed northeast margin of S.R. 11. said point of intersection being 61.76 feet right of S.R. 11 proposed centerline station 509 + 25.98; thence with said existing east margin N 07° 28' 43" W 30 feet ± to a point; thence with the meander of the slope southeasterly 44 feet ± to a point; thence with said proposed northeast margin N 59° 24' 44" W 17 feet ± to a point of beginning.

Parcel C - Beginning at a point on the existing east margin of S.R. 11, said point being 64 feet ± right of S.R. 11 proposed centerline station 511 + 39 ±; thence with said existing east margin N 07° 28' 43" W 21 feet ± to a point; thence with the meander of the slope as follows: (1) southeasterly 1 foot ±, (2) southerly 20 feet ± to the point of beginning.

Parcel D - Beginning at a point on the existing east margin of S.R. 11, said point being 63 feet ± right of S.R. 11 proposed centerline station 511 + 82 ±; thence with said existing east margin N 07° 28' 43" W 51 feet ± to a point; thence with the meander of the slope as follows: (1) southeasterly 25 feet ± , (2) southerly 28 feet ± to the point of beginning.

Parcel E- Beginning at a point on the proposed margin of S.R. 11. said point being 61 feet ± right of S.R.11 proposed centerline station 512+74 ±: thence with said proposed east margin having a 3939.00 feet radius curve right and northeasterly 71 feet ±; thence with the meander of the slope as follows: (1) southeasterly 2 feet ±, (2) southerly 69 feet ± to the point of beginning.

Parcel F - Beginning at a point on the proposed east margin of S.R. 11, said point being 61 feet ± right of S.R. 11 proposed centerline station 513 + 60 ±; thence with said proposed east margin having a 3939.00 feet radius curve right and northeasterly 36 feet ± to a point; thence with the meander of the slope southerly 37 feet ± to the point of beginning.

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Parcel G - Beginning at a point on the proposed east margin of S.R. 11, said point being 61 feet ± right of S.R. 11 proposed centerline station 514 + 09 ±; thence with said proposed east margin having a 3939.00 feet radius curve right and northerly 30 feet ± to a point; thence with the meander of the slope as follows: (1) southerly 15 feet ±, (2) southwesterly 16 feet ± to the point of beginning.

Parcel H - Beginning at a point on the proposed east margin of the permanent drainage easement described above, said point being 68 feet ± right of S.R. 11 proposed centerline station 520 + 67 ±; thence with said proposed east margin N 04° 29' 31" E 29 feet ± to a point; thence with the meander of the slope as follows: (1) southeasterly 2 feet ±, (2) southerly 25 feet, ± (3) southwesterly 5 feet ± to the point of beginning.

Parcels A, B, C, D, E, F, G and H combined contain 3071 square feet

The above described property is a permanent easement for construction and maintenance of slopes outside the proposed right of way line. The land described above, on which the slopes are to be constructed, is to remain the property of the Grantor(s) and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said slopes.

Parcel X - Beginning at the point of intersection of the proposed east margin of S.R. 11 and the existing east margin of S.R. 11, said point of intersection being 61.00 feet right of S.R. 11 proposed centerline station 512 + 56.05; thence with said proposed east margin along a 3939.00 foot radius curve right and northerly with an arc length of 18 feet ± to a point; thence with the meander of the slope as described in parcel E above as follows: (1) northerly 69 feet ±, (2) northwesterly 2 feet ± to a point; thence with said proposed east margin along a 3939.00 foot radius curve right and northerly with an arc length of 13 feet ± to a point; thence with the meander of the slope as described in parcel F above northerly 37 feet ± to a point, thence with said proposed east margin along a 3939.00 foot radius curve right and northerly with an arc length of 12 feet ± to a point; thence with the meander of the slope as described in parcel G above as follows: (1) northeasterly 16 feet ±, (2) northerly 15 feet ± to a point; thence with said proposed east margin as follows: (1) along a 3939.00 foot radius curve right and northerly with an arc length of 135 feet ±, (2) N 19° 31' 28" E 23.42 feet, (3) N 00° 32' 25" E 90.94 feet, (4) N 68° 33' 56" E 19.79 feet, (5) N 02° 19' 10" W 7 feet ± to a point; thence with the proposed margin of the herein described construction easement as follows: (1) easterly 8 feet ±, (2) southeasterly 13 feet ±, (3) southwesterly 23 feet ±, (4) southerly 742 feet ±, (5) southeasterly 34 feet ±, (6) easterly 302 feet ±, to a point; thence with the west boundary of said McTorry property S 14° 22' 22" W 13 feet ± to a point; thence with the meander of the slope as described in Parcel A above as follows: (1) northwesterly 18 feet ±, (2) westerly 23 feet ±, (3) southwesterly 54 feet ±, (4) northwesterly 193 feet ± to a point; thence with the proposed northeast margin of S.R. 11 N 59° 24' 44" W 30 feet ± to a point; thence with the meander of the slope as described in Parcel B above northwesterly 44 feet ± to a point; thence with the existing east margin of S.R. 11 N 07° 28' 43" W 181 feet ± to a point; thence with the meander of the slope as described in Parcel C above as follows: (1) northerly 20 feet ±, (2) northwesterly 1 feet ±, to a point; thence with said existing east margin N 07° 28' 43" W 21 feet ± to a point; thence with the meander of the slope as described in Parcel D above as follows: (1) northerly 28 feet ±, (2) northwesterly 25 feet ± to a point; thence with said existing east margin N 07° 28' 43" W 22 feet ± to the point of beginning

Parcel Y - Beginning at the point of intersection of the proposed east margin of S.R. 11 and the proposed south margin of the permanent drainage easement described above, said point being 61.00 feet right of S.R 11 proposed centerline station 518 + 88.48; thence with said proposed south margin S 85° 30' 29" E 8.73 feet to a point, said point being 69.73 feet right of S.R. 11 proposed centerline station 518+88.38; thence with the proposed east margin of the permanent drainage easement described above N 04° 29' 31" E 87 feet ± to a point; thence with the proposed margin of the herein described construction easement as follows: (1) southerly 223 feet ±, (2) easterly 20 feet ±, (3) southerly 12 feet ±, (4) westerly 7 feet ± to a point, thence with the proposed east margin of S.R. 11 as follows: (1) N 02° 19' 10" W 6 feet ±, (2) N 63° 06' 06" W

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14.61 feet, (3) N 06° 38' 49" W 66 50 feet, (4) having a 3939.00 foot radius curve right and northerly with an arc length of 70.22 feet to the point of beginning.

Parcel Z - Beginning at a point on the proposed east margin of the permanent drainage easement described above, said point being 68 feet ± right of S.R. 11 proposed centerline station 520 + 50 ±; thence with said proposed east margin N 04° 29' 31" E 16 feet ± to a point; thence with the meander of the slope as described in Parcel H above as follows· (1) northeasterly 5 feet ±, (2) northerly 25 feet ±, (3) northwesterly 2 feet ± to a point, thence with said proposed east margin N 04° 29' 31" E 13 feet ± to a point, thence with the proposed margin of the herein described construction easement as follows: (1) southeasterly 16 feet ±. (2) southerly 34 feet. ± (3) southwesterly 20 feet ± to the point of beginning.

Parcels X, Y, and Z combined contain 0.273 acres

The above described property is an easement for the construction of a working area and erosion control outside of the proposed right of way line. The title to the above described land remains vested in the Grantor(s) and is to be used by the State of Tennessee, its contractors or assigns for a period of 3 years, from and after the commencement of construction.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Nelwyn W. Inman, do hereby make oath that I am a licensed attorney and 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 dated June 15, 2026, and authenticated according to law on June 15, 2026.

Nelwyn W. Inman

Date: June 15, 2026

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed before me this 15th day of June, 2026.

Ursula Jenkins-Turner

Notary Public

Commission Expires: 10/15/29

Ursula Jenkins-Turner State of Tennessee Notary Public Hamilton County

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