Karen Johnson Davidson County
Batch# 1482817 DEEDQC
10/09/2026 11:42:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20261009-0093063

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hobson Pike Land, LLC c/o Link Logistics Real Estate 602 W. Office Center Drive, Suite 200 Fort Washington, PA 19034 Attn: Tim Aguilar & Joseph Winning	A portion of Map/Par. 16400004100	Property Tax-Ind P.O. Box 2980 Chicago, IL 60690
This instrument prepared by: Winstead PC (EBH), 21 Platform Way South, Nashville, TN 37203		

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 all of which are hereby acknowledged, **HOBSON PIKE LAND, LLC**, a Delaware limited liability company (the "Grantor"), does quitclaim unto **HOBSON PIKE LAND, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A and depicted on Exhibit B each attached hereto and incorporated by reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This is unimproved property located at 3839 Murfreesboro Pike, Antioch, TN 37013.

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

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Elizabeth B. Hall
Affiant:

Subscribed and sworn to before me this 8th day of October, 2026.

Notary Public
My Commission Expires: 1/24/28

MAKENZIE BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 6th day of OCTOBER, 2026.

GRANTOR:

HOBSON PIKE LAND, LLC,
a Delaware limited liability company

By: _____
Name: ERIC GILBERT
Its: MANAGING DIRECTOR

STATE OF Maryland)
COUNTY OF Howard)

Before me, the undersigned, Dong Ju Lee, a Notary Public in and for the State and County aforesaid, personally appeared Eric J Gilbert with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Director of **Hobson Pike Land, LLC** the within named bargainor, a Delaware limited liability company, and that as such Managing Director being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Managing Director.

WITNESS my hand and seal at office in Columbia, Maryland, this the 6 day of October, 2026.

_____
Notary Public

My Commission Expires: 04/28/2029

DONG JU LEE
NOTARY PUBLIC
HOWARD COUNTY, MD
MY COMMISSION EXPIRES APRIL 28, 2029

EXHIBIT A

LEGAL DESCRIPTION

BEING a portion of a tract of land situated in City of Nashville, Davidson County, Tennessee; identified as being Parcel 41.00 on Map 164 owned by Hobson Pike Land, LLC as evidenced in Deed Book 20200526 0054073 Register's Office of Davidson County, Tennessee; said tract being more particularly described as follows:

BEGINNING at a iron rod with cap stamped BWSC in the westerly right of way line of Murfreesboro Pike and having coordinates of N:622377.35 E:1789429.08;

THENCE with said Right-of-Way for the next 3 calls South 39°38'10" East, a distance of 231.25 feet to a 5/8" iron rod with cap stamped BWSC;

THENCE South 50°49'33" East, a distance of 101.62 feet to a 1/2" iron rod found;

THENCE South 42°14'44" East, a distance of 601.88 feet to a 5/8" iron rod found with cap stamped 1804 /1862;

THENCE leaving said Right-of-Way with the common boundary line of Dimples (QC:20050513-PG:0054550, Map 175 Parcel 2.00) South 45°08'20" West, a distance of 265.34 feet to a 1" iron pipe found;

THENCE leaving said common boundary South 68°23'44" West, a distance of 12.48 feet to an iron rod set;

THENCE severing the lands of Hobson Pike Land, LLC North 42°17'19" West, a distance of 623.04 feet to an iron rod set;

THENCE North 47°42'41" East, a distance of 26.00 feet to an iron rod set;

THENCE North 42°17'19" West, a distance of 122.47 feet to an iron rod set;

THENCE in a westerly direction, with said non-tangent curve to the left, an arc distance of 23.90 feet the beginning of a non-tangent curve to the left with a radius of 33.53 feet, a central angle of 40°50'37", and a chord bearing and distance of North 74°55'05" West, 23.40 feet to an iron rod set;

THENCE in a northwesterly direction, with a non-tangent curve to the right, an arc distance of 107.91 feet with a radius of 49.00 feet, a central angle of 126°10'41", and a chord bearing and distance of North 31°13'36" West, 87.39 feet to an iron rod set;

THENCE in a northerly direction, the beginning of a reverse curve to the left, an arc distance of 28.83 feet with a radius of 25.00 feet, a central angle of 66°05'00", and a chord bearing and distance of North 01°10'45" West, 27.26 feet to an iron rod set;

THENCE North 34°13'15" West, a distance of 121.67 feet to an iron rod set in the common boundary line of HMN Investment Inc. (DB:20220203-PG:0012900, Map 164 Parcel 173);

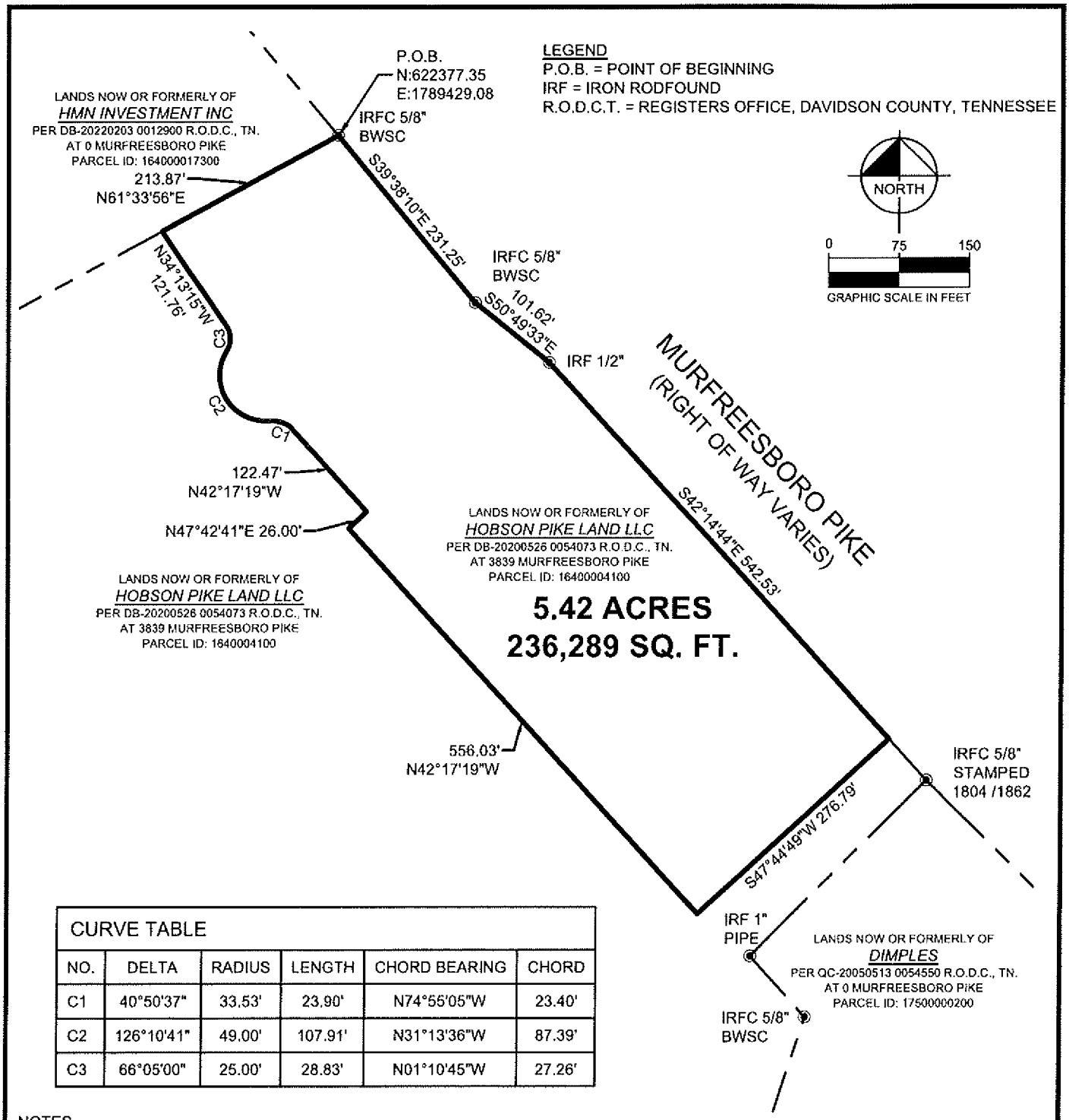
THENCE with said common boundary line North 61°33'56" East, a distance of 213.87 feet to a 5/8" iron rod with cap stamped BWSC; to the POINT OF BEGINNING and containing 254,428 square feet or 5.84 acres of land, more or less. North orientation and property lines provided per an ALTA/NSPS LAND TITLE SURVEY performed by Young Hobbs and Associates dated 02/10/2020.

The above described tract of land being a portion of the same land conveyed to Hobson Pike Land, LLC by Special Warranty Deed from PBR&T Partnership, a Tennessee limited liability company, of record Instrument Number 20200526-0054073, Register's Office of Davidson County, Tennessee, dated 05/21/2020 and recorded 05/26/2020.

EXHIBIT B

PROPERTY DEPICTION

[*See attached.*]



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°50'37"	33.53'	23.90'	N74°55'05"W	23.40'
C2	126°10'41"	49.00'	107.91'	N31°13'36"W	87.39'
C3	66°05'00"	25.00'	28.83'	N01°10'45"W	27.26'

NOTES
Bearing system based on the Tennessee State Plane Coordinate System USF NAD83 and shown per ALTA/NSPS LAND TITLE SURVEY by Young Hobbs and Associates bearing date of 2-10-2020 by TN RLS #2731 Clinton Head.

BRETT HOWARD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 3491
10 LEA AVE, SUITE 400
NASHVILLE, TENNESSEE 37210
PH. (629) 401-3105
brett.howard@kimley-horn.com

ZONE 2
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	DDB	BDH	5/7/2026	118355002	1 OF 1

HOWARD, BRETT 5/7/2026 1:54 PM K:\NSH_SURVEY\PROJECTS\118355002 (STARWOOD SITE)\PROCESSING\CAD\EXHIBITS\20260224 ZONE 2\118355002_ZONE2.DWG

Tennessee Certification of Electronic Document

I, Elizabeth Holland, 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 October 6, 2026 (date of document).

Elizabeth B. Holland
Affiant Signature

10/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/28

NOTARY'S SEAL

