Karen Johnson Davidson County
Batch# 1482818 DEEDQC
10/09/2026 11:43:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20261009-0093064

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. Hohl
Affiant:

Subscribed and sworn to before me this 9th 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 Clarksville, 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 1/2" iron rod found in the common corner of parcel 175 129 (Walia, LLC, INST:2021027 0144187) and parcel 175 012 (Leonel Carmana Santos Jr, INST:20220607 0064928) having coordinates of **N:620836.65 E:1788714.61**;

THENCE following the common boundary line of Santos (INST:20220607 0064928) **North 53°47'43" West**, a distance of **93.73** feet to an iron rod set;

THENCE severing the lands of Hobson Pike Land LLC **North 24°40'58" East**, a distance of **1,390.90** feet to an iron rod set;

THENCE North 50°18'39" East, a distance of **99.68** feet to an iron rod set;

THENCE South 65°19'03" East, a distance of **74.24** feet to an iron rod set;

THENCE North 47°42'41" East, a distance of **104.29** feet to an iron rod set;

THENCE South 42°17'19" East, a distance of **623.04** feet to an iron rod set;

THENCE North 68°23'44" East, a distance of **12.48** feet to a 1" iron pipe found in the southwest corner of parcel 175 020 (Dimples, QC:20050513-PG:0054550);

THENCE following the common boundary line **South 42°16'52" East**, a distance of **87.94** feet to a 5/8" iron rod found with cap BWSC;

THENCE South 18°03'25" West, a distance of **283.63** feet to a 5/8" iron rod found in the common corner of Dimples and parcel 175 030 (Mara Evangelical Church, INST:20220523 0059515);

THENCE South 15°34'59" West, a distance of **249.37** feet to a 1/2" iron rod found in the common line of Mara Evangelical Church and parcel 175 040 (Kevin E. Castillo & Mara Rivera, INST:20160518 0049688);

THENCE with Castillo & Rivera's common line **North 73°25'47" West**, a distance of **159.83** feet to a 5/8" iron rod found with cap1804/1862;

THENCE South 18°50'13" West, a distance of **414.63** feet to a 5/8" iron rod found with cap 1804/1562 found in the common corner of Castillo & Rivera and parcel 175 080 (Jennifer Maria Vaughn, INST:20180126 0008553);

THENCE with the common line of Vaughn **South 12°05'14" West**, a distance of **106.58** feet to a 5/8" iron rod found;

THENCE South 58°22'50" East, a distance of **186.52** feet to a 5/8" iron rod found with cap BWSC found in the common corner of Vaughn and parcel 175 090 (Chris Nunley, INST:20200414 0039072);

THENCE following the common line **South 12°29'22" West**, a distance of **171.73** feet to an iron rod set in the common corner of Nunley and parcel 175 010 (Eden's Properties, LLC, INST:20210806 0105856);

THENCE following the common line **South 12°29'22" West**, a distance of **168.19** feet to an iron rod set in the common corner of Eden's Properties, LLC and parcel 175 130 (Walia, LLC, INST:20211027 0144187);

THENCE with said common line of Walia, LLC **North 77°13'10" West**, a distance of **71.58** feet to 1/2" iron rod found;

THENCE North 26°06'53" West, a distance of **54.14** feet to an iron rod set;

THENCE North 71°23'03" West, a distance of **98.62** feet to an iron rod set;

THENCE North 67°09'48" West, a distance of **278.89** feet to an iron rod set;

THENCE North 17°44'46" East, a distance of **40.00** feet to an iron rod set;

THENCE North 58°35'21" West, a distance of **72.53** feet to an iron rod set in the common corner of Walia, LLC and parcel 175 129 (Walia, LLC, INST:20211027 0144187);

THENCE with the line of Walia, LLC **North 58°35'21" West**, a distance of **402.71** feet to a 1/2" iron rod found for corner; to the **POINT OF BEGINNING** and containing 1,292,494 square feet or 29.67 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.

Included in the above described property is a 40' access easement across tract 2 and more particularly described as:

BEING a 0.25 acre (11,071 square foot) portion of a tract of land situated in City of Nashville, Davidson County, Tennessee; said tract being Parcel 41.00 on Map 164 as evident in Deed Book 20200526 0054073 Register's Office Davidson County Tennessee; said tract being more particularly described as follows:

COMMENCING at a 1" iron pipe found having coordinates of **N:621502.35 E:178987.94**;

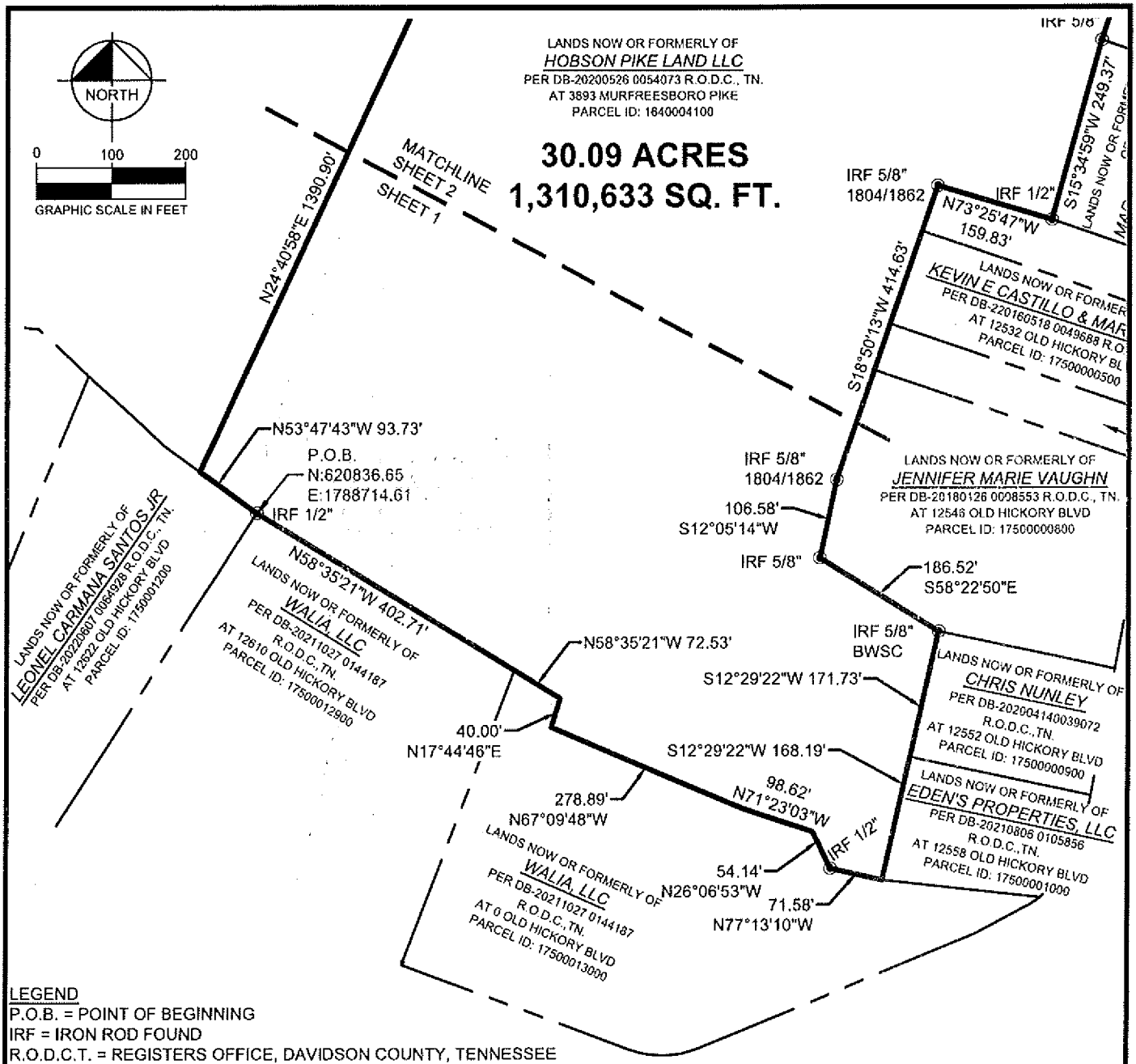
THENCE South 68°23'44" West a distance of **12.48** feet to a point;
THENCE North 42°17'19" West a distance of **27.01** to the Point of Beginning having coordinates of **N:621517.74 E:1789842.17**;
THENCE North 42°17'19" West, a distance of **40.00** feet to a point for corner;
THENCE North 47°44'49" East, a distance of **276.79** feet to the westerly right of way of Murfreesboro Road, right of way varies to a point for corner;
THENCE with said right of way **South 42°14'44" East**, a distance of **40.00** feet to a point for corner;

THENCE leaving said right of way **South 47°44'49" West**, a distance of **276.76** feet to the POINT OF BEGINNING containing 11,071 square feet or 0.25 acres of land, more or less.

EXHIBIT B

PROPERTY DEPICTION

[*See attached.*]



LEGEND
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
R.O.D.C.T. = REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE

REFERENCE NOTES
Bearing system based on the Tennessee State Plane Coordinate System NAD83 USF 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.

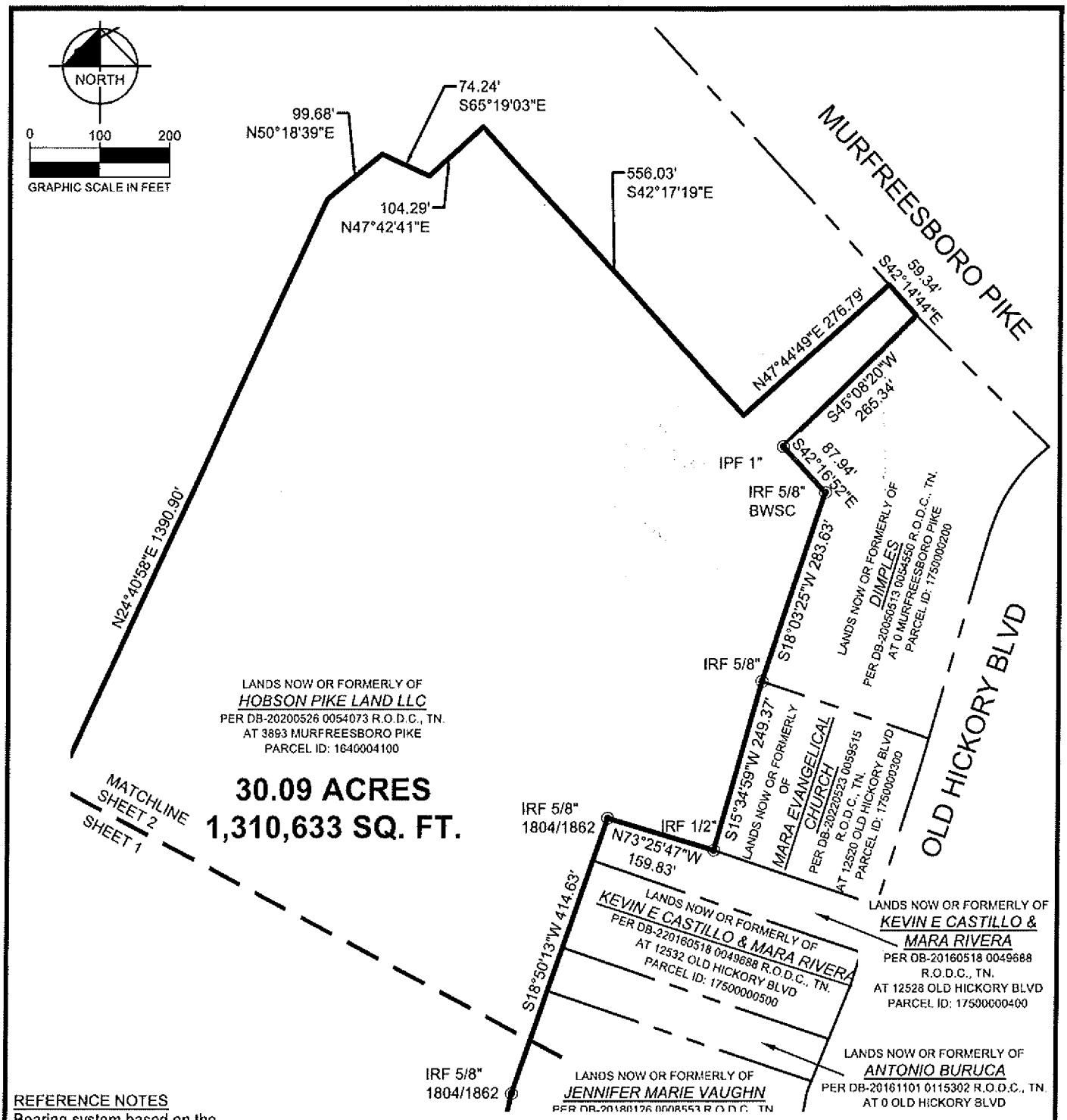
BRETT HOWARD
PROFESSIONAL
LAND SURVEYOR NO. 3491
10 LEA AVE, SUITE 400
NASHVILLE, TENNESSEE 37210
PH. (629) 401-3105
brett.howard@kimley-horn.com

ZONE 3
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" = 200'	DDB	BDH	5/6/2026	118355002	1 OF 2

BRILEY, DAVID 5/6/2026 1:10 PM K:\NSH_SURVEY\PROJECTS\118355002 (STARWOOD SITE)\PROCESSING\CAD\EXHIBITS\20260224 ZONE 3\118355002_ZONE3.DWG



REFERENCE NOTES
Bearing system based on the Tennessee State Plane Coordinate System NAD83 USF 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.

LEGEND
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
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ZONE 3
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	DDB	BDH	5/6/2026	118355002	2 OF 2

BRILEY, DAVID 5/6/2026 1:10 PM K:\NSH_SURVEY\PROJECTS\118355002 (STARWOOD SITE)\PROCESSING\CAD\EXHIBITS\20260224 ZONE 3\118355002_ZONE3.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

