This instrument prepared by:

Hugo Solis, Esq.
c/o W. P. Carey Inc.
395 9th Avenue, 58th Floor
New York, NY 10001

Karen Johnson Davidson County
Batch# 859714 DEEDWARRSP
05/20/2022 12:08:30 PM 11 pgs
Fees: $58.00 Taxes: $41,710.58
20220520-0058915

When recorded return to:

Stewart Title Guaranty Company
925 Kings Highway East, 3rd Floor
Fairfield, CT 06825
Attention: Stefanie Lally-Ardrey

Send Tax Bills To:

INNOPHOS, INC.
259 Prospect Plains Road, Building A
Cranbury, NJ 08512

Map and Parcel Numbers:

091-00-0-015.00; 091-00-0-014.00;

091-00-0-016.01; 091-00-0-048.00;

091-08-0-001.00

SPECIAL WARRANTY DEED

Effective as of this 9th day of May, 2022 (the "Effective Date"), Innophos, Inc., a Delaware corporation ("Grantor"), whose mailing address is 259 Prospect Plains Road, Building A, Cranbury, NJ 08512, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid to the Grantor by TENACIOUS WPC (MULTI) LLC, a Delaware limited liability company ("Grantee"), whose mailing address is /o W. P. Carey Inc., 395 9th Avenue, 58th Floor | New York, NY 10001, the receipt and sufficiency of such consideration being hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See legal description attached hereto as EXHIBIT A (the "Land") and made a part hereof

This is improved property, commonly known as:

4600	Centennial Boulevard	Nashville	TN
(House Number)	(Street)	(City)	(State)

(Zip)

To have and to hold the said tract or parcel of land and all improvements thereon, with the appurtenances, estate, title and interest thereto belonging, subject to the Permitted Encumbrances hereinafter set forth, to the said GRANTEE, its successors and assigns, forever.

GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said Land in fee simple, has a good right to convey it, and the same is unencumbered, except for the permitted exceptions attached hereto as EXHIBIT B (collectively, the "Permitted Encumbrances") and made a part hereof. GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said Land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise, subject to the Permitted Encumbrances.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor does hereby execute and deliver this Special Warranty Deed to Grantee effective as of the Effective Date.

GRANTOR:

Innophos, Inc.,

a Delaware corporation

By: _____
Name: Richard Hooper
Title: President and Chief Executive Officer

STATE OF NEW JERSEY:

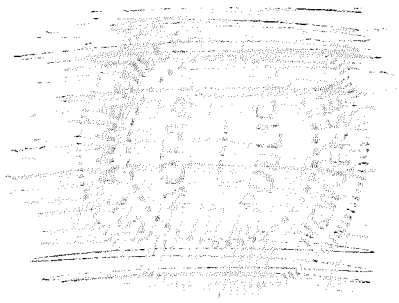
COUNTY OF MIDDLESEX:

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Hooper with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the CFO **of Innophos, Inc., a Delaware corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained.**

Witness my hand and official seal at office at Cherry Hill **on this the** 25th **day of April, 2022.**

_____
Notary Public

Commission Expires: 1/11/2023



OATH OF CONSIDERATION (MUST BE ON ALL DEEDS - EXECUTED BY GRANTEE)

STATE OF NEW YORK

COUNTY OF NEW YORK

The actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 11,273,131.00 **.**

TENACIOUS WPC (MULTI) LLC,
a Delaware limited liability company

By: WPC HOLDCO LLC,
a Maryland limited liability company, its sole member

By: W.P. Carey Inc., a Maryland corporation, its sole member

By: _____
Name: Jason Patterson
Title: Vice President

Subscribed and sworn to before me

this 26th **day of April, 2022.**

_____
Notary Public

My commission expires: 2/23/23

GILLIAN RICHARDS-DESHONG
Notary Public, State of New York
Registration #01RI6319653
Qualified In Kings County
Commission Expires 2/23/23

EXHIBIT A

Legal Description

TRACT 1a:

All that certain piece, parcel or tract of land, situate, lying, and being located in Davidson County, State of Tennessee, containing 7.766 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Belinda Project, Nashville, TN, 4600 Centennial Boulevard, Nashville, TN", dated July 9, 2004, prepared by Barrett Surveying Group (R. Scott Barrett, PLS TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at a set railroad spike (Labeled as P.O.B. 7.766 acre parcel) located at the intersection of the western right of way of 44th Avenue North and John A. Merritt Blvd. A.K.A. Centennial Blvd. thence running with the western right of way of 44th Avenue North S 02°17'00" W 523.16 feet to an old 7/8" rebar, located on the northern right of way of Meigs Street (unopened), thence turning and leaving the western right of way of 44th Avenue and running along the northern right of way of Meigs Street (unopened) N 88°01'40" W 342.03 feet to a new 1/2" rebar, located on the western right of way of Vanlear Street (unopened), thence turning and running along the western right of way of Vanlear Street (unopened) S 02°51'52" W 230.01 feet to a new 1/2" rebar, located on the eastern right of way of N.C. & St. Louis Railway (50' r/w total), thence turning and running along the eastern right of way of N.C. & St. Louis Railway (50' r/w total) along a curve to the left, having an arc length of 368.97 feet, a radius of 1901.33 feet, a chord bearing and distance of N 56°47'41" W 368.39 feet to a point, thence along a curve to the left, having an arc length of 368.97 feet, a radius of 1901.33 feet, a chord bearing of N 67°54'48" W 368.39 feet to a new 1/2" rebar, located on the Southern right of way of John A. Merritt Blvd. - A.K.A. Centennial Blvd., thence turning and running along the southern right of way of John A. Merritt Blvd. - A.K.A. Centennial Blvd. N 68°25'59" E 406.00 feet to a new 1/2" rebar, thence N 68°45'24" E 693.29 feet to a set railroad spike, the point of beginning.

TRACT 1b:

Land in Davidson County, Tennessee, being the western one-half of 45th Avenue North (formerly Van Leer Street) from Clover Street (formerly Meigs Street) to the Railroad Right of Way as shown in Ordinance No. BL2018-1331 for the abandonment of a portion of 45th Avenue North (formerly Van Leer Street), of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee, reference to which is hereby made for a more complete description.

TRACT 2:

All that certain piece, parcel or tract of land, situate, lying, and being located in Davidson County, State of Tennessee, containing 3.303 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Belinda Project, Nashville, TN, 4600 Centennial Boulevard, Nashville,

TN", dated July 9, 2004, prepared by Barrett Surveying Group (R. Scott Barrett, PLS TN Registration No. 2473) and according to said plat having the following metes and bounds to wit: To find the true point of beginning commence at a set railroad spike (Labeled as P.O.C. 3.303 Acre Parcel) located at the intersection of the western right of way of 44th Avenue North and John A. Merritt Blvd. - A.K.A. Centennial Blvd., thence running along the southern right of way of John A. Merritt Blvd. - A.K.A. Centennial Blvd. S 68°45'24" W 693.29 feet to a new 1/2" rebar, thence S 68°25'59" W 406.00 feet to a new 1/2" rebar, located on the eastern right of way of N.C. and St. Louis Railway (50' r/w total), thence continuing along the southern right of way of John A. Merritt Blvd. - A.K.A. Centennial Blvd., running across the N.C. & St. Louis Railway right of way S 68°25'59" W 82.91 feet to a new 1/2" rebar, the true point of beginning (Labeled as P.O.B. 3.303 acre parcel) located on the western right of way of N.C. & St. Louis Railway, thence running along the western right of way of N.C. & St. Louis Railway S 74°27'16" E 66.39 feet to a point, thence S 71°52'16" E 112.00 feet to a point, thence S 68°41'16" E 92.20 feet to a point, thence S 64° 39'16" E 100.00 feet to a point, thence S 62°37'16" E 100 feet to a point, thence S 59°35'16" E 100.00 feet to a point, thence S 57°05'16" E 57.50 feet to a point, thence S 54°27'16" E 93.50 feet to a point, S 52°41'16" E 114.20 feet to a point, thence S 47°58'16" E 60.06 feet to a new 1/2" rebar, located at the common corner of N/F Tennessee Village Apts., Ltd. Partnership property, thence turning and running along the common line of N/F Tennessee Village Apts., Ltd. Partnership property S 88°03'30" W 602.81 to an old 1/2" rebar located at the common corner of the N/F Pearl Holding Company, Inc. Property, thence turning and running along the common line of the N/F/ Pearl Holding Company, Inc. Property N 01°35'57" W 334.17 feet to a new 1/2" rebar, thence N 69°59'43" W 128.83 feet to an old 7/8" rebar, thence N 75°53'18" W 131.64 feet to a fence corner located on the southern right of way of John A. Merritt Blvd. - A.K.A. Centennial Blvd., thence turning and running and running along the southern right of way of Centennial Blvd. and John A. Merritt Blvd. - A.K.A. Centennial Blvd. N 68°41'32" E 84.81 feet to a new 1/2" rebar, the true point of beginning.

TRACT 3:

All that certain piece, parcel or tract of land, situate, lying, and being located in Davidson County, State of Tennessee, containing 59.634 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Belinda Project, Nashville, TN, 4600 Centennial Boulevard, Nashville, TN", dated July 9, 2004, prepared by Barrett Surveying Group (R. Scott Barrett, PLS TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

To find the true point of beginning commence at a set railroad spike (Labeled as P.O.C. 59.634 Acre Parcel) located at the intersection of the western right of way of 44th Avenue North and John A. Merritt Blvd. - A.K.A. Centennial Blvd., thence running along a tie line N 60°59'38" E 492.95 feet to a new 1/2" rebar, true point of beginning (Labeled as P.O.B. 59.634 acre parcel) located on the northern right of way John A. Merritt Blvd. - A.K.A. Centennial Blvd., and also the common corner of N/F Louis A. McRedmond property, thence running along the northern right of way of John A. Merritt Blvd. - A.K.A. Centennial Blvd. S 68°23'29" W 240.04 feet to a new 1/2" rebar, thence S 11°24'15" W 6.00 feet to a new 1/2" rebar, thence S 68°45'24" W 938.61 feet to an old concrete monument, thence S 68°25'59" W 494.91 feet to a new 1/2" rebar, located on the eastern right of way of N.C. & St. Louis Railway, thence leaving the northern right of way of John A. Merritt Blvd. - A.K.A. Centennial Blvd. and running along the eastern

right of way of N.C. & St. Louis Railway N 75°29'58" W 16.08 feet to a new mag nail, thence N 79°10'58" W 90.29 feet to a new 1/2" rebar, thence N 83°28'58" W 38.57 feet to a new 1/2" rebar, thence N 06° 31' 02" E 5.00 feet to a new mag nail, thence N 83° 28'58" W 43.87 feet to a new mag nail, thence N 87°25'33" W 1070.40 feet to a point, located at the common corner of N/F B.P. Oil, Inc. property, thence leaving the right of way of N.C. & St. Louis Railway and running along the common line of B.P. Oil, Inc. property N 02°40'20" E 1110.00 feet to a point at or near the low water mark of the Cumberland River, (passing over an old 5/8" rebar located at 31.69 feet, and also passing over an old 3/4" solid rod located at 892.90 feet at the top of bank at the Cumberland River) thence running along the meanders of the Low Water Mark of the Cumberland River approximately 2579.6 feet, the following three courses and distances, which serve as a tie line along the Cumberland River: (1) S 78°48'04" E 929.18 feet to a point, thence (2) N 81°02'24" E 1525.76 feet to a point, thence (3) N 43°30'41" E 124.63 feet to a point, located at or near the Low Water Mark of the Cumberland River, also the common corner of N/F Louis A. McRedmond property, thence turning and running along the common line of N/F/ Louis A. McRedmond property, S 31°14'46" E 250.00 feet to a planted railroad rail inside of building, thence S 38° 45'14" W 59.97 feet to an old 7/8" rebar, thence S 51°14'19" E 277.72 feet to an old 1/2" rebar, thence S 19°26'27" W 168.79 feet to an old 7/8" rebar, thence S 01°41'27" W 117.21 feet to a new 1/2" rebar, thence S 35°40'39" E 15.66 feet to a new 1/2" rebar, the true point of beginning.

Being the same property conveyed to Innophos, Inc., a Delaware corporation by Warranty Deed dated 08/13/2004 from Rhodia Inc., a Delaware corporation of record in Instrument 200408170099440, Register's Office for Davidson County, Tennessee. (TRACTS 1a, 2, 3) Also being the same property vested in Innophos, Inc., a Delaware corporation by Ordinance No. BL2018-1331, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee. (TRACT 1b)

EXHIBIT B

Permitted Exceptions

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

2. All matters as set forth per Plat Book 21, Page 35, Plat Book 161, Page 35, Plat Book 161, Page 68, Plat Book 161, Page 69, Plat Book 547, Page 34, Plat Book 547, Page 138, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways, as shown on ALTA/NSPS Land Title survey by Tony Reasons II, TN RLS #1665, The Reasons Company, dated 1/18/2021 and last revised 3/15/2022, Project #20-6603-004 (the "Survey").

4. Easements and rights set forth in Deed of record in Book 523, Page 595, Register's Office for Davidson County, Tennessee.

5. 25 Foot Ingress, Egress and Right of Way Easement of record in Book 560, Page 460, Book 6504, Page 788, and Book 8385, Page 374, Register's Office for Davidson County, Tennessee, as shown on the Survey.

6. Boundary Line Agreement of record in Book 633, Page 548, Register's Office for Davidson County, Tennessee.

7. Final Decree establishing right of way of record in Book 724, Page 472, Register's Office for Davidson County, Tennessee as shown on the Survey.

8. Rights to use of spur track of record in Book 1915, Page 487, Register's Office for Davidson County, Tennessee as shown on the Survey.

9. Perpetual Easement and right to flood as a result of the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River of record in Book 2155, Page 314, Register's Office for Davidson County, Tennessee.

10. Warranty Deed of Flowage Easement of record in Book 2245, Page 391, Register's Office for Davidson County, Tennessee as shown on the Survey.

11. Easements to the City of Nashville of record in Book 2596, Page 301, Register's Office for Davidson County, Tennessee as shown on the Survey.

12. Right of Way Easement to Colonial Pipeline Company of record in Book 3670, Page 486, Register's Office for Davidson County, Tennessee as shown on the Survey.

13. Right of Way Easement to Colonial Pipeline Company of record in Book 3671, Page 377, Register's Office for Davidson County, Tennessee as shown on the Survey.

14. Abandonment and Vacation of Street known as Clifton Avenue of record in Book 3873, Page 337, Register's Office for Davidson County, Tennessee as shown on the Survey.

15. Right of Way Easement to Colonial Pipeline Company of record in Book 4971, Page 156, Register's Office for Davidson County, Tennessee as shown on the Survey.

16. Right of Way Easement to Colonial Pipeline Company of record in Book 4988, Page 9, Register's Office for Davidson County, Tennessee as shown on the Survey.

17. Right of Way Easement to Colonial Pipeline Company of record in Book 5196, Page 996, Register's Office for Davidson County, Tennessee as shown on the Survey.

18. Notice of Hazardous Substance Site of record in Book 7665, Page 482, Register's Office for Davidson County, Tennessee.

19. Grant of Overhead Line Easement of record in Instrument 200103130023752, Register's Office for Davidson County, Tennessee as shown on the Survey.

20. Easements retained by the Metropolitan Government of Nashville and Davidson County as set forth in Ordinance No. BL2018-1331 for the abandonment of a portion of 45th Avenue North (formerly Van Leer Street), of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee as shown on the Survey.

21. Easement Agreement of record in Instrument 202007010071374, Register's Office for Davidson County, Tennessee as shown on the Survey.

22. Easements for the flow of the Cumberland River and any pond, stream or creek as much as there on lies.

23. Title to any portion of said land lying in the bed or banks of the Cumberland River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said Cumberland River, without diminution or pollution, and the consequence of any past or future change in the location of said Cumberland River.

24. Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

25. County of Davidson taxes for the year 2022 and subsequent years, a lien not yet ascertainable, due or payable.

26. All matters shown on that certain ALTA/NSPS Land Title Survey conducted by Tony Reasons II, TN RLS #1665, The Reasons Company, 2205 Grace Point Court, Franklin, TN 37067, dated 01/18/2021 and last revised 03/15/2022 and being designated Project #20-6603-Site #004.

27. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument 202103170035064, Register's Office for Davidson County, Tennessee as shown on the Survey.

28. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument 202103170035065, Register's Office for Davidson County, Tennessee as shown on the Survey.

29. Notice of Land Use Restrictions of record in Instrument 202106300088823, Register's Office for Davidson County, Tennessee.

30. Notice of Land Use Restrictions of record in Instrument 202106300088824, Register's Office for Davidson County, Tennessee.

31. Agreement for Dedication of Public Right-of-Way of record in Instrument 202109130122407, Register's Office for Davidson County, Tennessee as shown on the Survey.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 May 16, 2022.

Affiant
Date: May 16, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 16th day of May, 2022

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY