1st

Karen Johnson Davidson County
Batch# 1084435 DEEDWARRSP
12/20/2023 01:57:30 PM 6 pgs
Fees: $33.00 Taxes: $102,453.00
20231220-0098208

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Rowan
Stutzman, Bromberg
Esserman & Plifka, P.C.
2323 Bryan Street, Suite 2200
Dallas, TX 75201

NAME AND ADDRESS OF NEW OWNER:
Prologis-Exchange 7021 Westbelt LLC
c/o Prologis, L.P.
1800 Wazee Street, Suite 500
Denver, CO 80202

SEND TAX BILL TO:
Prologis-Exchange 7021 Westbelt LLC
c/o Prologis Real Estate Tax
60 State Street, Suite 2200
Boston, MA 02109

RECORD AND RETURN TO:
Prologis-Exchange 7021 Westbelt LLC
c/o Prologis
1800 Wazee Street, Suite 500
Denver, CO 80202
Attention: Gayle Orman, Real Estate Paralegal

TAX PARCEL NO. 079-00-0-071-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 20th day of December, 2023, by Bottling Group, LLC, a Delaware limited liability company ("**Grantor**"), to Prologis-Exchange 7021 Westbelt LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is 1800 Wazee Street, Suite 500, Denver, CO 80202.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, **SUBJECT, HOWEVER, ONLY** to the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signatures appear on next page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

BOTTLING GROUP, LLC,
a Delaware limited liability company

By: _____
Name: James Keeley
Title: Authorized Signatory

STATE OF New York)
COUNTY OF Westchester)

Before me Deborah Mill, a Notary Public, on this day personally appeared James Keeley, in his capacity as Authorized Signatory for Bottling Group, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed on behalf of such corporation.

Given under my hand and seal of office this 18th day of December, 2023.

(Seal)

_____
Notary Public [Print Name] Deborah Mill

DEBORAH MILL
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01MI6144560
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES APRIL 24, 2026

My commission expires on

4.24.26

AFFIDAVIT

I hereby swear or affirm that to the best of undersigned's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $27,690,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

PROLOGIS-EXCHANGE 7021 WESTBELT LLC
a Delaware limited liability company

By: _____
Name: Megan Robert
Title: Senior Vice President

State of Colorado)
County of Denver)

The foregoing instrument was acknowledged before me this 18 day of December, 2023 by Megan Robert

(SEAL)

_____
Notary Pubic [Print Name]: Gayle Orman

My Commission Expires: 1/18/2026

GAYLE ORMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224002347
MY COMMISSION EXPIRES 01/18/2026

EXHIBIT A

Tract 1:

A tract of land lying and being situated in the 3rd Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Western Properties and on the west by Centennial Place, and being more particularly described as follows:

BEGINNING at the southernmost corner of said Western Properties lying a west line of said Bottling Group, LLC, said corner also being the northeast corner of the State of Tennessee property of record in Deed Book 448, Page 250, Register's Office for Davidson County, Tennessee;

THENCE with the contiguous line of said Western Properties and State of Tennessee property, North 76 degrees 37 minutes 07 seconds West 141.22 feet to a point;

THENCE on a severance line across said Western Properties the following, North 13 degrees 22 minutes 38 seconds East 835.30 feet to a point, North 71 degrees 42 minutes 05 seconds East 269.37 feet to a point in the east line of Western Properties being the contiguous west line of said Bottling Group, LLC;

THENCE with the contiguous lines of said Western Properties and Bottling Group, LLC the following, South 36 degrees 44 minutes 00 seconds West 533.73 feet to a point, South 00 degrees 52 minutes 00 seconds East 502.20 feet to the point of beginning.

Containing 82,939 square feet, or 1.90 acres, more or less, according to a survey by Allen Crawford, RLS Number 1455, dated April 4, 2003.

Being the same property conveyed to Bottling Group, LLC, a Delaware limited liability company, by Quitclaim Deed of Correction from Western Properties, a Tennessee GP, a Tennessee general partnership, of record in Instrument No. 20200224-0020178, Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on February 24, 2020.

Tract 2:

LAND in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument at the northwest corner of Lot No. 1 of the D & E Subdivision of record in Plat Book 4955, Page 95, of the Register's Office of Davidson County, Tennessee;

THENCE, North 13 deg. 13' West, 85.10 feet to an iron pin;

THENCE, North 0 deg. 47' West, 704.73 feet to an iron pin;

THENCE, North 36 deg. 49' East, 800.0 feet to an iron pin;

THENCE, North 77 deg. 19' East, 500.0 feet to an iron pin;

THENCE, South 17 deg. 11' East, 1285.60 feet to an iron pin;

THENCE, South 76 deg. 47' West, 1353.78 feet to the point of beginning, containing 32.053 acres, more or less.

Less and Except that portion sold at Instrument No. 20030923-0140875, corrected at Instrument No. 20200224-0020179.

Being a portion of the same property conveyed to Bottling Group, LLC, a Delaware limited liability company, by Quitclaim Deed from Beaman Bottling Company of record in Book 11398, Page 710, Register's Office for Davidson County, Tennessee, dated February 9, 1999 and recorded on March 24, 1999.

Exhibit B

Permitted Exception

1. Taxes for the year 2023, a lien not yet due and payable.

2. Stormwater Detention Agreement of record in Instrument Number 20010816-0088876, in the Register's Office for Davidson County, Tennessee.

3. Right of Way Easement of record in Book 4712, Page 956, in the Register's Office for Davidson County, Tennessee.

4. Agreement of record in Book 5285, Page 960, in the Register's Office for Davidson County, Tennessee.

5. Grant of Easement of record in Book 6710, Page 367, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

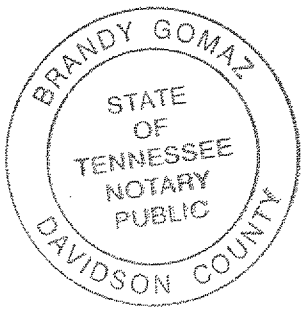
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 20, 2023 (date of document).

Affiant Signature

12/20/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20th day of December, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25