Karen Johnson Davidson County
Batch# 1202888 DEEDWARRSP
11/08/2024 08:47:30 AM 6 pgs
Fees: $33.00 Taxes: $10,619.00
20241108-0087157

This instrument prepared by:
DLA Piper
444 W. Lake Street, Suite 900
Chicago, Illinois 60606
Attn: Bradley Levy, Esq.

After recording, please return to:
Peakstone Realty Trust
1520 E. Grand Avenue
El Segundo, CA 90245
Attn: Nina Momtazee Sitzer

(STATE OF PENNSYLVANIA)

(COUNTY OF PHILADELPHIA)

The value or actual consideration for this transfer, whichever is greater, is Two Million Eight Hundred Seventy Thousand and No/100 Dollars ($2,870,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4TH day of NOVEMBER, 2024.

Notary Public
My Commission Expires: 02/19/2028

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Tracey L. Quigley, Notary Public
Philadelphia County
My commission expires February 19, 2028
Commission number 1358507
Member, Pennsylvania Association of Notaries

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Peakstone Realty Trust 1520 E. Grand Avenue El Segundo, CA 90245 Attn: Nina Momtazee Sitzer	Same	10613021800

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, 131 Caden Partners, LLC (the "Grantor") has bargained and sold, and by these presents transfers and conveys to PKST Nashville Caden LLC (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings, and structures located thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as 131 Caden Drive, Nashville, TN.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein, including, without limitation, the Permitted Exceptions.

Grantor further covenants and binds Grantor to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[signature and notary page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4 day of November, 2024.

131 CADEN PARTNERS, LLC,
a Delaware limited liability company

By:_____
Name: Leo Addimando
Title: Authorized Signatory

COMMONWEALTH OF PENNSYLVANIA :
:ss.
COUNTY OF PHILADELPHIA :

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Leo Addimando**, whose name as Authorized Signatory of **131 Caden Partners, LLC**, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily as such officer and with full authority for and as the act of said limited liability company.

Given under my hand this 4 day of November, 2024.

_____
Notary Public
My commission expires: June 27 2027

[NOTARIAL SEAL/STAMP]

Commonwealth of Pennsylvania - Notary Seal
CAITLIN A COTTRELL - Notary Public
Philadelphia County
My Commission Expires June 27, 2027
Commission Number 1353720

Exhibit A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 13 on the Plan of Burns Industrial Subdivision, Section 10, of record in Book 4350, Page 156, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 131 Caden Partners, LLC, a Delaware limited liability company by virtue of Special Warranty Deed from 131 Caden, LLC, a Tennessee limited liability company, dated October 20th, 2021, and recorded October 26, 2021 as Document No. 20211026-0143830, Davidson County, Tennessee Records.

Exhibit B

Permitted Exceptions

1. Rights of Sunbelt Rentals, Inc., as tenant only, under an unrecorded lease agreement dated May 9, 2017, as evidenced by Memorandum of Lease by and between 131 Caden LLC, as Landlord and Sunbelt Rentals, Inc., a North Carolina corporation, Tenant, dated June 9, 2017, and recorded August 15, 2017 as Instrument No. 20170615-0060311, aforesaid records.

2. Public utility and drainage easement appearing on Plat recorded in Book 4350, Page 156; as amended by Amendment and Change of Minimum Building Setback Line Applicable to Lot No. 13 on the Plan of the Subdivision of Burns Industrial Subdivision, of Section 10 by Metropolitan Planning Commission of Nashville and Davidson County, Tennessee, dated October 9, 1981, and recorded October 20, 1981 in Book 5809, Page 51, aforesaid records, as approximately depicted on the ALTA/NSPS Land Title Survey made by Byron D. Howell of Bock & Clark Corporation, an NV5 Company, dated 9/8/2021, last revised 10/19/2021, designated Job No. 202104793-001 RLS.

3. Permanent telecommunications easement set forth in the Easement Deed by Court Order in Settlement of Landowner Action Case No. 40084 by Charles Wheeler Hord, et al., Plaintiffs, vs. Qwest Communications International Inc., et al, Defendants, dated December 14, 2011, and recorded February 28, 2012 as Instrument No. 20120228-0017172, aforesaid records.

4. Permanent telecommunications easement set forth in the Easement Deed by Court Order in Settlement of Landowner Action —Lightnet Line Consolidated No. 98MD-1 by Joe C. Meighan, Jr. [Circuit Court of Tennessee, Know County, No. 1-469-90] and John G. Buhl, et al, [Circuit Court of Tennessee, Anderson County, Docket No. 88MC003956], for themselves and all other similarly situated, Plaintiffs vs. U. S. Sprint Communications Company, Defendants, recorded January 14, 2014 as Instrument No. 201401114-0003779, aforesaid records.

5. Rights of Railroad Company to expand to its right of way to its full charter width of 200 feet.

6. Easement, if any, for the chartered right-of-way (200 feet) of the L & L Railroad.

7. The following matters as approximately depicted on the ALTA/NSPS Land Title Survey made by Byron D. Howell of Bock & Clark Corporation, an NV5 Company, dated 9/8/2021, last revised 10/19/2021, designated Job No. 202104793-001 RLS:

    a. Overhead wires cross property line at various points.

Tennessee Certification of Electronic Document

I, Amber Passeggiata, 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 11/4/2024 (date of document).

Affiant Signature

11/4/2024
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 4TH day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2025

NOTARY'S SEAL

KRISTEN A. TIMLIN
Notary Public, State of New York
No. 01TI6423086
Qualified In Suffolk County
Commission Expires October 4, 2025