Karen Johnson Davidson County
Batch# 1202997 DEEDWARRSP
11/08/2024 12:11:30 PM 5 pgs
Fees: $28.00 Taxes: $21,275.00
20241108-0087315

November 1, 2024

This instrument prepared by & return to:
Phelps Dunbar LLP
2102 E. State Highway 114, Suite 207
Southlake, Texas 76092

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Cone Nashville Property LLC 1830 Linder Industrial Drive Nashville, TN 37209	080 00 0 067.00	(same as new owner)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cone Holdings LLC, f/k/a Frontier Logistical Services, LLC**, a Tennessee limited liability company ("Grantor"), has transferred, bargained, sold, granted, and conveyed, and by these presents does hereby transfer, bargain, sell, grant, and convey to **Cone Nashville Property LLC**, a Delaware limited liability company ("Grantee"), certain improved land in the County of Davidson, State of Tennessee, as follows (the "Property"):

> Land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 5 on the Plan of LaRoche Industrial Park of record in Book 7900, Page 128, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lot.
>
> This is the same property conveyed to Frontier Logistical Services, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument Number 201007-0080660, dated October 7, 2010, and recorded October 7, 2010, in the Register's Office of Davidson County Tennessee.
>
> This is improved property known as 1830 Linder Industrial Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments belonging or in any matter appertaining unto Grantee and Grantee's successors and assigns in fee simple forever.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to (i) all matters of record, (ii) any taxes and assessments for 2024 and subsequent years not yet due and payable but constituting a lien, which are assumed by the Grantee, (iii) Spur Track Railroad Easement of Record in Book 7998, Page 14, (iv) Encroachment Easement in Book 9360, Page 470, (v) Gas Line Easement in Book 9360, Page 476, (vi) Easement consisting of 1,158' of 8" sanitary sewer, granted to the Metropolitan Government of Nashville and Davidson County, in Book 8486, Page 397, (vii) Easement consisting of 1,180' of 10" water main, granted to the Metropolitan Government of Nashville and Davidson County, in Book 8486, Page 410, (viii) Pipe Line Easement of Record in Book 1129, Page 453, (ix) Restrictions, Terms and Conditions of the Plan for LaRoche Industrial Park, in Book

7900, Page 128, all of record in the Register's Office of Davidson County, Tennessee (collectively, the "Permitted Exceptions").

Except with regard to the Permitted Exceptions, Grantor hereby covenants to Grantee to warrant and forever defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

[Signature Page to Follow.]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or the value of the property transferred, whichever is greater, is $5,750,000.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2024.

NOTARY PUBLIC

My Commission Expires:

8/20/26

JENNA M. BRADRICK
My Notary ID # 124223429
Expires August 20, 2026

WITNESS the signature of Grantor on the day and year first above written.

GRANTOR:

Cone Holdings, LLC
a Tennessee limited liability company

By: _____
Vic Alexander, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county aforesaid, personally appeared Vic Alexander, 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 Chief Manager of Cone Holdings, LLC, a Tennessee limited liability company, the within named bargainor, a company, and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Chief Manager.

WITNESS my hand and Notarial Seal at office this 30th day of October, 2024.

Notary Public _____
My Commission Expires: October 4, 2027

AMANDA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

Tennessee Certification of Electronic Document

I, Kimberly Tate, 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 November 1, 2024 (date of document).

KTate
Affiant Signature

November 4, 2024
Date

State of Texas
County of Dallas

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

Amanda
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

AMANDA JOHNSON
Notary Public, State of Texas
Comm. Expires 03-10-2025
Notary ID 588071-8