SPECIAL WARRANTY DEED

FROM: 601 Merritt Owner LLC, a Tennessee limited liability company,
Grantor

TO: 1031 EP1, Inc., a California corporation,
Grantee

This instrument was prepared by:

Paul Downing
Trout Downing, LLC
2494 Santa Barbara Lane
Franklin, Tennessee 37069

Address New Owner as follows:

1031 EP1, Inc.
851 N. San Mateo Drive
Suite H2
San Mateo, California 94401

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

SAME AS NEW OWNER

Map-Parcel Numbers:

105-07-0-482.00

Karen Johnson Davidson County
Batch# 1231411 DEEDWARRSP
01/29/2025 03:20:30 PM 6 pgs
Fees: $33.00 Taxes: $15,170.00
20250129-0006972

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is FOUR MILLION ONE HUNDRED THOUSAND AND 00/100 DOLLARS ($4,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29 day of January, 2025.

Notary Public

My Commission Expires:

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, 601 MERRITT OWNER LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 1031 EP1, INC., a California corporation ("Grantee"), and its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more

particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 601 Merritt Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Grantor does covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

Grantor:

601 MERRITT OWNER LLC, a Delaware limited liability company

By: _____
Peter Weitz, Authorized Signatory

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Before me, Dionne Sterling-Grant, a Notary Public of said County and State, personally appeared Peter Weitz, 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 Authorized Signatory (or other officer authorized to execute the instrument) of 601 MERRITT OWNER LLC, the within named Assignor, a Delaware limited liability company, and that he as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Signatory.

Witness my hand and seal, at Office in Chicago, Cook County, Illinois, this 28 day of January, 2025.

_____
Notary Public

My Commission Expires: 09/27/26

EXHIBIT A

Property Description

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

Land in Davidson County, Tennessee, being Lot(S) 10, as shown on the map entitled HAMILTON LANDS INDUSTRIAL SUBDIVISION, of record in Book 3600, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 601 Merritt Owner LLC, a Delaware limited liability company by Deed from Corsair Artisan LLC, a Tennessee limited liability company, of record in Instrument No. 202001080002370, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2024 constitute a lien, but are not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 3600, page 58, the Register's Office for Davidson County.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 1/29/2025

Bainbridge Dillion
Affiant Signature

Date: 1/29/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of January, 2025.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 1/29/2025

Notary's Seal

