RECORDING REQUESTED BY

Stewart Title Guaranty Company

AND WHEN RECORDED RETURN TO:
Realty Income U.S. Core Plus 3, LP
c/o Realty Income Corporation
Attn: Legal Department
11995 El Camino Real
San Diego, CA 92130

PREPARED BY:
Adam Goin, ESQ (In-House Counsel) Realty Income Corporation
11995 El Camino Real
San Diego, CA 92130

Karen Johnson Davidson County
Batch# 1240604 DEEDWARRSP
02/25/2025 02:31:30 PM 7 pgs
Fees: $38.00 Taxes: $4,320.89
20250225-0013976

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SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Adam Goin, Esq.
11995 El Camino Real
San Diego, CA 92130

Recording Requested by
Stewart Title Guaranty Company

New Owner:
Realty Income U.S. Core Plus 3, LP
11995 El Camino Real
San Diego, CA 92130

Map & Parcel: 08104009600

Send Tax Bills To:
Realty Income U.S. Core Plus 3, LP
Attn.: Tax Department
11995 El Camino Real
San Diego, CA 92130
RI#4803

SPECIAL WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Realty Income Properties 17, LLC, a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **Realty Income U.S. Core Plus 3, LP, a Delaware limited partnership**, hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

(See Exhibit "A" attached hereto and made a part hereof)

This conveyance is subject to (i) taxes for the current year and subsequent years, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

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

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this the 1st day of January, 2025

Grantor:

Realty Income Properties 17, LLC,
a Delaware limited liability company,
By: Realty Income Corporation,
a Maryland corporation, its member manager

Name: Karolina Ericsson
Title: SVP, Associate General Counsel

Approved As To Form
Legal Department
A. Goin

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On December 20, 2024 before me, Katherine Walsh, Notary Public, personally appeared Karolina Ericsson, Senior Vice President, Associate General Counsel, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (Notary Seal)

KATHERINE WALSH
Notary Public - California
San Diego County
Commission # 2501574
My Comm. Expires Oct 6, 2028

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $1,167,809.00.

Affiant

[See attached Jurat]

JURAT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 26th day of December 2024, by Karolina Ericsson, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

M. Kogel
Signature of Notary Public (Notary seal)



EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 24000500784TN1

Parcel A:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Consolidation Plat of Lots 19, 20, 21 and 22, Cantrell Subdivision of Whiteside Tract, of record in Instrument No. 200605050052438, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Also described as:

Beginning at a new iron rod in the south R.O.W. of Dominican Drive at the northeast corner of Metrocenter Improvements Association, Inc., and the northwest corner of the herein described parcel; thence from said point of beginning and with said R.O.W. of Dominican Drive the following calls:

Along a curve to the right with radius = 94.00 feet, length = 39.26 feet and delta = 23 degrees 55 minutes 38 seconds to a new iron rod, North 74 degrees 34 minutes 26 seconds East 155.03 feet to an old PK nail; thence leaving said R.O.W. and on lines with Ironwood Partners, Ltd. the following calls:

South 00 degree 57 minutes 40 seconds West 202.43 feet to a new PK nail, South 72 degrees 57 minutes 56 seconds West 165.73 feet to a new iron rod; thence with Metrocenter Improvements Association, Inc. North 06 degrees 35 minutes 58 seconds West 193.07 feet to the point of beginning.

Parcel B:

Together with a non-exclusive easement for access, ingress and egress for vehicular and pedestrian access as created in the Declaration of Reciprocal Easement Agreement by and between CB&J Properties, LLC, NENR Investments, LLC and Metrocenter Properties, Inc., dated May 16, 2006, of record as Instrument No. 200605 170057610, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Realty Income Properties 17, LLC, a Delaware limited liability company by Limited Warranty Deed from Craig P. Baumann and Suzanne F. Baumann, Co-Trustees of the Amended and Restated Baumann Family Trust dated May 26, 2011, dated 06/30/2014, of record in Instrument 201407170063386, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Trent Cornell, 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 February 18, 2025.

Date

Affiant Signature

February 18, 2025
Date

State of California

County of Orange

Sworn to and subscribed before me this 18 day of February, 2025.

Notary's Signature

My Commission Expires: Oct. 7, 2027
Date

Notary's Seal (if on paper)

L. VERA
COMM # 2462735
ORANGE County
California Notary Public
Comm Exp Oct. 7, 2027