FIRST AMERICAN TITLE

Karen Johnson Davidson County
Batch# 1241711 DEEDWARRSP
02/27/2025 08:22:30 AM 6 pgs
Fees: $33.00 Taxes: $5,838.60
20250227-0014415

This instrument prepared by:
Erin B. Scott, Esq.
Buchalter, PC
15279 North Scottsdale Road, Suite 400
Scottsdale, AZ 85254

Tax parcel identification number(s):
02614005400

Mail tax bills to:
Just Trucks LLC
715 Rivergate Parkway
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, REALTY INCOME CORPORATION, a Maryland corporation ("**Grantor**"), hereby grants and conveys to JUST TRUCKS LLC, a Tennessee limited liability company ("**Grantee**"), the real property located in Davidson County, Tennessee, legally described as:

> See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**").

together with all right, title and interest of Grantor in and to (i) all improvements located on the Property; (ii) all easements, if any, benefiting the Property; and (iii) all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO all unpaid, non-delinquent real property taxes, general and special taxes, bonds, and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and any other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property as conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through or under Grantor, but no other.

BY ACCEPTANCE OF THIS DEED, GRANTEE EXPRESSLY ACKNOWLEDGES, ACCEPTS, AND AGREES THAT EXCEPT FOR ANY WARRANTIES OF TITLE AS PROVIDED AND LIMITED IN THIS DEED, (A) GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY; (B) TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS," AND (C) GRANTOR EXPRESSLY DISCLAIMS ANY AND ALL

REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY RELATING TO (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES, USES OR PURPOSES WHICH GRANTEE OR ANYONE ELSE MAY INTEND TO CONDUCT THEREON, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY, AND (iv) THE COMPLIANCE OF THE PROPERTY WITH ANY APPLICABLE LAWS AND REGULATIONS.

[SIGNATURE ON FOLLOWING PAGE]

Dated this 20 day of February, 2025.

GRANTOR:

REALTY INCOME CORPORATION,
a Maryland corporation

Approved as to Form
Buchalter Law Firm
EBS
Erin B. Scott

By: _____
Name: Janeen S. Drakulich
Title: SVP, Head of Asset Management

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)
) ss
County of SAN DIEGO)

On February 18, 2025, before me, K. Bahler, Notary Public, personally appeared Janeen S. Drakulich, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Signature

K. BAHLER
Notary Public - California
San Diego County
Commission # 2501510
My Comm. Expires Oct 5, 2028

(Affix Seal)

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,578,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Paige Williams
Affiant

Subscribed and sworn to before me this 12 day of February, 2025.

Notary Public

After recording return to:

Mike Smith
Just Trucks LLC
715 Rivergate Parkway
Goodlettsville, TN 37072

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026

EXHIBIT A

LEGAL DESCRIPTION

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

Situated within the City of Goodlettsville, Davidson County, Tennessee, and being Lot 2 on the final plat of resubdivision of remaining part of Lot No. 3 RIVERGATE PLAZA as of record in Book 7900, Page 215, Register'S Office for Davidson County, Tennessee and also being Parcel 54 on tax Map 26-14 for Metro Nashville, Davidson County Tennessee, being more particularly described as follows:

Commence at an iron pin located on the East right-of-way margin of two Mile Parkway and the Southwest corner of tax Parcel 32 on tax Map 26-14 for Metro Nashville, Davidson County Tennessee; thence run North 74° 30' 00" East for a distance of 572.00 feet to a point; thence run North 83° 08' 03" East for a distance of 184.06 feet to an iron pin, said point being the true Point of Beginning; thence run North 14° 00' 21" West for a distance of 403.16 feet to an iron pin on the South right-of-way margin of Rivergate Drive; thence run North 7 4° 25' 17" East along the South right-of-way margin of Rivergate Drive for a distance of 269.05 feet to an iron pin; thence run South 82° 26' 11" East for a distance of 323.94 feet to an iron pin; thence run South 08° 02' 31" West for a distance of 77.20 feet to an iron pin; thence run North 82° 28' 34" West for a distance of 262.03 feet to an iron pin; thence run South 07° 31' 26" West for a distance of 361.94 feet to an iron pin; thence run South 83° 08' 00" West for a distance of 165.94 feet to a point and back to the true Point of Beginning.

Being the same property conveyed to Realty Income Corporation, a Maryland corporation, by Warranty Deed from Ntw Incorporated, a Delaware Corporation of record in Instrument No. 200401090004053 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Paige Williams, 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 Februaray 20, 2025 (date of document).

Affiant Signature

February 21, 2025
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 21 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2.15.24

NOTARY'S SEAL

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026