Karen Johnson Davidson County
Batch# 1266013 DEEDWARRSP
04/30/2025 12:34:30 PM 8 pgs
Fees: $43.00 Taxes: $155,400.00
20250430-0033384

FROM: NRN Parcel C Owner, LLC, a Delaware limited liability company
TO: Oracle America, Inc., a Delaware corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Oracle America, Inc. 500 Oracle Parkway Redwood City, California 94065	(same)	082-06-0-098.00

THIS INSTRUMENT PREPARED BY: Kathryn Kovitz Arnold, Esq., Taft Stettinius & Hollister LLP, 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is FORTY TWO MILLION AND 0/100 DOLLARS ($42,000,000.00).

Stacy Palmer
Affiant

Subscribed and sworn to before me, this the 30 day of April, 2025.

Erica Allyn
Notary Public

My Comm. Expires:

ERICA ALLYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 04/14/2027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, NRN PARCEL C OWNER, LLC, a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto ORACLE AMERICA, INC., a Delaware corporation (the "**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 (the "**Property**").

The Property is unimproved property and is currently known as 2161 Waterside Drive, Nashville, Davidson County, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

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

The Grantor covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to the Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but not further or otherwise, except as to the Permitted Exceptions, to which this conveyance is expressly made subject, and subject to the Refusal Right.

[*signature page follows*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed effective as of April 30, 2025.

GRANTOR:

NRN PARCEL C OWNER, LLC,
a Delaware limited liability company

By: NRN Phase I & II QOZB, LLC,
a Delaware limited liability company,
its sole member

By: NRN QOZB Manager, LLC,
a Delaware limited liability company,
its manager

By: _____
Name: Gregory A. Ciambrone
Title: Manager

[*acknowledgment follows*]

STATE OF ILLINOIS)

COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gregory A. Ciambrone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Manager of NRN QOZB Manager, LLC, a Delaware limited liability company, the manager of NRN Phase I & II QOZB, LLC, a Delaware limited liability company, the sole member of NRN Parcel C Owner, LLC, a Delaware limited liability company and the within-named bargainor, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a Manager of NRN QOZB Manager, LLC, a Delaware limited liability company, the manager of NRN Phase I & II QOZB, LLC, a Delaware limited liability company, the sole member of the limited liability company.

WITNESS my hand and seal, at office in Chicago, Illinois, this the 28th day of April, 2025.

JOY T YNIGUEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 9, 2025

Joy T. Yniguez
NOTARY PUBLIC

[SEAL]

My Commission Expires: October 9, 2025

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT C ON THE FINAL PLAT OF RIVER NORTH, PHASE 1A, OF RECORD AS INSTRUMENT NO. 202105140065713, AS AMENDED IN INSTRUMENT NO. 202205040051760, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO NRN PARCEL C OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM 520 COWAN LP, A TENNESSEE LIMITED PARTNERSHIP; NRN PARCEL A OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; NRN PARCEL C OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; NRN PARCEL D OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND NRN PARCEL E OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202105210069608, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 202105140065713 and Instrument No. 202205040051760, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Temporary Construction and Reciprocal Easement Agreement, by and between 520 Cowan LP, a Tennessee limited partnership; 600 Cowan LP, a Tennessee limited partnership; and Cowan Street Properties, a Tennessee limited partnership, of record in Instrument No. 201906270062632, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Covenants, Conditions and Restrictions, by and between 520 Cowan LP and 600 Cowan LP, each a Tennessee limited partnership; and NRN Parcel A Owner, LLC; NRN Parcel B Owner, LLC; NRN Parcel C Owner, LLC; NRN Parcel D Owner, LLC; and NRN Parcel E Owner, LLC, each, a Delaware limited liability company, of record in Instrument No. 201907030065252, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Notice of Land Use Restrictions, by NRN Parcel A Owner, LLC, a Delaware limited liability company; NRN Parcel B Owner, LLC, a Delaware limited liability company; NRN Parcel C Owner, LLC, a Delaware limited liability company; NRN Parcel D Owner, LLC, a Delaware limited liability company; NRN Parcel E Owner, LLC, a Delaware limited liability company; and Oracle America, Inc., a Delaware corporation, of record in Instrument No. 202203160030846, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by NRN Parcel C Owner, LLC, of record in Instrument No. 202302070008929, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Fire Separation, Fire Access, Maintenance and Repair, Waterproofing/Foundation Drainage, Excavation, Temporary Construction, and Crane Swing Easement Agreement, by and between Oracle America, Inc., a Delaware corporation and NRN Parcel C Owner, LLC, a Delaware limited liability company, of record in Instrument No. 202312010092667, in the Register's Office of Davidson County, Tennessee.

8. Rights of the Railroad Company to expand its right of way to its full charter width.

9. Any facts, rights, interests or claims that may exist or arise by reason of the matters disclosed by an ALTA/NSPS survey of the Property made by CSDG, dated February 18, 2025.

10. Terms and provisions of Memorandum of Parking Agreement, by and between RN Nashville Holdings QOZB, L.L.C., a Delaware limited liability company; NRN Parcel A Owner, LLC, a Delaware limited liability company; NRN Parcel C Owner, LLC, a Delaware limited liability company; NRN Parcel D Owner, LLC, a Delaware limited liability company; NRN Parcel E Owner, LLC, a Delaware limited liability company; and Oracle America, Inc., a Delaware corporation, of record in Instrument No. 202504220030694, in the Register's Office of Davidson County, Tennessee.

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 copy of the original document executed and authenticated according to law on 04/ 28 /2025 (date of document).

Bainbridge Dillion
Affiant Signature

04/30/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of April, 2025.

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

