THIS INSTRUMENT WAS PREPARED BY:

Gibson, Dunn & Crutcher LLP
333 South Grand Avenue
Los Angeles, CA 90071-3197
Attention: Drew Flowers, Esq.

Karen Johnson Davidson County
Batch# 1312594 DEEDWARRSP
08/20/2025 10:43:30 AM 8 pgs
Fees: $43.00 Taxes: $28,120.00
20250820-0066627

(For Recorder's Use Only)

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
DOGWOOD HOLDINGS II PROPCO TN, LLC 345 California St, Suite 3300, San Francisco, CA 94104	DOGWOOD HOLDINGS II PROPCO TN, LLC 345 California St, Suite 3300, San Francisco, CA 94104	183-00-0-134.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed as of August 14, 2025, by **BV4 1640 JP HENNESSY DRIVE LLC**, a Delaware limited liability company ("**Grantor**"), with an address at c/o Brookfield Property Group, 250 Vesey Street, 15th Floor, New York, New York 10281, to **DOGWOOD HOLDINGS II PROPCO TN, LLC**, a Delaware limited liability company, whose mailing address is c/o TPG Real Estate, 888 7th Avenue, 35th Floor, New York, New York 10106 ("**Grantee**").

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm to Grantee the following described real estate, situated and being in Davidson County, Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Real Property**").

The Property is improved property located at 1640 JP Hennessy Drive, La Vergne, Tennessee 37086.

TO HAVE AND TO HOLD the Real Property, together will all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining (collectively,

along with said Real Property, the "**Property**") unto Grantee, its successors, and assigns, the same in fee simple forever.

AND, SUBJECT, HOWEVER, to real estate taxes for the current and subsequent years; all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect the Property and the use and improvement thereof; and the restrictions and encumbrances of record (collectively "**Permitted Exceptions**").

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property; that Grantor has good right and lawful authority to sell and convey the Property except as may be limited by the Permitted Exceptions; that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor but not further or otherwise, except for claims arising from the Permitted Exceptions.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the date(s) set forth in the acknowledgement below, to be effective, however, as of August 14, 2025.

GRANTOR:

BV4 1640 JP HENNESSY DRIVE LLC,
a Delaware limited liability company

By: _____
Name: Keith Edwards
Title: Senior Vice President

[Signatures continue on following page]

Acknowledgment in a Representative Capacity

State of Georgia

County of Fulton

This record was acknowledged before me on 8/11/2025
Date

by Keith Edwards
Printed name of individual signing document

as Senior Vice President
(type of authority, such as attorney-in-fact, officer, or trustee)

of BV4 1640 JP HENNESSY DRIVE LLC
(name of party on behalf of whom record was executed)

who is

X personally known

or

_____ proved to me on the basis of satisfactory evidence to be the person

who appeared before me.

(signature of notary public)

Notary Public, State of Georgia Stamp/Seal

My commission expires: June 5th, 2029



[Signature Page to Deed]

STATE OF TEXAS)
COUNTY OF TARRANT)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Seven million Six hundred thousand ($7,600,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this 12th day of August, 2025.

MARTHA PEREZ
Notary Public, State of Texas
Comm. Expires 08-24-2027
Notary ID 134523675

Notary Public

[Signature Page to Deed]

EXHIBIT A

LEGAL DESCRIPTION

BEING A CERTAIN TRACT OF LAND LYING IN THE 32ND COUNCIL DISTRICT OF THE CITY OF LA VERGNE, DAVIDSON COUNTY, TENNESSEE AS CONVEYED TO SL6 NASHVILLE INDUSTRIAL, LP BY SPECIAL WARRANTY DEED OF RECORD AS DEED INSTRUMENT NO. 202011040129383, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) BEING BOUND ON THE NORTH BY FIVE STAR INVESTMENTS, LP OF RECORD AS DEED BOOK 9730, PAGE 16, R.O.D.C.T., ALSO BOUND ON THE NORTH AND EAST BY BPH, LLC OF RECORD AS DEED BOOK 169, PAGE 2533, SAID REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, BY THE SOUTH BY ICON TN IND PROPERTIES OWNER POOL 5 NC/TN, LLC OF RECORD AS DEED INSTRUMENT NO. 201503170022877, R.O.D.C.T. ALSO BEING LOT 1 OF THE FINAL PLAT ENTITLED" RESUBDIVISION OF SECTION 10 OF INTERCHANGE CITY INDUSTRIAL PARK" OF RECORD IN PLAT BOOK 5210, PAGE 383, R.O.D.C.T., AND THE WEST BY THE EASTERLY RIGHT-OF-WAY OF J.P. HENNESSY DRIVE. THE PERIMETER OF SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL (NEW) SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY OF J. P. HENNESSY DRIVE, ALSO BEING THE COMMON PROPERTY CORNER BETWEEN THE SUBJECT PROPERTY AND THE FIVE STAR INVESTMENTS, LP PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE FIVE STAR INVESTMENTS, LP PROPERTY, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.40 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90° 17' 20", WITH A CHORD BEARING AND DISTANCE OF NORTH 76° 18' 09 EAST, 35.44 FEET FROM WHICH POINT A 5/8" IRON ROD (OLD) DISTURBED, BEARS NORTH 84° 45' 22" EAST, 0.42 FEET;

THENCE, CONTINUING ALONG SAID PROPERTY AND ALSO ALONG BPH, LLC PROPERTY, SOUTH 58° 32' 44" EAST, 469.92 TO A WITNESS IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOC." SET IN THE TOP OF BANK AND CONTINUING ANOTHER 40.00 FEET TO A POINT IN THE CENTER OF HURRICANE CREEK, FOR A TOTAL OF 509.92 FEET;

THENCE, ALONG THE CENTER OF HURRICANE CREEK AND THE BPH, LLC PROPERTY, SOUTH 31° 02' 15" WEST, 160.34 FEET TO A POINT IN THE CENTER OF HURRICANE CREEK, SAID POINT ALSO BEING THE COMMON PROPERTY CORNER BETWEEN THE SUBJECT PROPERTY, BPH, LLC PROPERTY, AND ICON TN PROPERTIES OWNER POOL 5 NC/TN, LLC PROPERTY;

THENCE, LEAVING SAID CREEK, BPH, LLC PROPERTY AND ALONG THE ICON TN PROPERTIES OWNER POOL 5 NC/TN, LLC PROPERTY, FOR THE NEXT THREE (3) CALLS;

1) SOUTH 87° 50' 33" WEST, 60.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOC.", CONTINUING 275.28 FEET, WITH A TOTAL DISTANCE OF 335.28 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RAGAN SMITH ASSOC.";

2) THENCE, ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 205.15 FEET, A RADIUS OF 549.47 FEET, A DELTA ANGLE OF 21° 23' 31", WITH A CHORD BEARING AND DISTANCE OF NORTH 81° 27' 56" WEST, 203.93 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RAGAN SMITH AND ASSOC.";

3) THENCE, NORTH 70° 43' 16" WEST, 60.02 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "RAGAN
SMITH AND ASSOC." IN THE EASTERLY RIGHT-OF-WAY OF J. P. HENNESSY DRIVE;

THENCE, LEAVING THE ICON TN PROPERTIES OWNER POOL 5 NC/TN, LLC PROPERTY AND ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 222.20 FEET, A RADIUS OF 2,261.83 FEET, A DELTA ANGLE OF 05° 37' 43", WITH A CHORD BEARING AND DISTANCE OF NORTH 28° 55' 14" EAST, 222.11 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP;

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 31° 18' 09" EAST, 191.01 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BV4 1640 JP HENNESSY DRIVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM SL6 NASHVILLE INDUSTRIAL, LP, A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 202507070053286, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Melissa Korhely, 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 August 14, 2025 (date of document).

Affiant Signature

8-20-2025
Date

State of OHIO

County of SUMMIT

Sworn to and subscribed before me this 20 day of August, 2025.

Mary Ann Colatruglio, Notary's Signature

MY COMMISSION EXPIRES: November 01, 2026

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MARY ANN COLATRUGLIO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-01-2026