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# 1312809 DEEDWARRSP
08/20/2025 11:39:30 AM 9 pgs
Fees: $48.00 Taxes: $116,920.00
20250820-0066642

(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	018-00-0-114.00 and 018-00-0-115.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed as of August 14, 2025, by **BV4 101 & 201 OLD STONE BRIDGE ROAD 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 101 & 201 Old Stone Bridge Road, (Bldgs. #1 and #2), Goodlettsville, Tennessee 37072.

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 101 & 201 OLD STONE BRIDGE ROAD 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 101 & 201 OLD STONE BRIDGE ROAD 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

JAMES THRASH NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA JUNE 5, 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 Thirty-one million Six hundred thousand ($31,600,000.00), 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

TRACT 1:
BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS SHOWN AS TRACT 1 ON THE PLAT ENTITLED "OLD STONE BRIDGE SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK 6250, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (R.O.D.C.T.) SAID TRACT IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD), WITH NO CAP, IN THE NORTHERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD, AT THE SOUTHEASTERLY CORNER OF CITY OF GOODLETTSVILLE OF RECORD IN DEED BOOK 8696, PAGE 595, R.O.D.C.T., AND BEING A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE LEAVING SAID RIGHT-OF-WAY WITH SAID CITY OF GOODLETTSVILLE, FOR THE NEXT THREE CALLS:

1. NORTH 11 DEGREES 18 MINUTES 16 SECONDS WEST, 140.34 FEET TO A 5/8" IRON ROD (OLD);

2. SOUTH 55 DEGREES 38 MINUTES 16 SECONDS EAST, 39.21 FEET TO AN IRON ROD (NEW) WITH A CAP
STAMPED, RAGAN-SMITH & ASSOCIATES;

3. NORTH 48 DEGREES 33 MINUTES 09 SECONDS EAST, 88.00 FEET TO A POINT NEAR THE CENTER OF MANSKER CREEK;

THENCE, GENERALLY ALONG THE CENTER OF SAID MANSKER CREEK, FOR THE NEXT SIX CALLS:

1. SOUTH 41 DEGREES 31 MINUTES 48 SECONDS EAST, 184.18 FEET TO A POINT;

2. SOUTH 23 DEGREES 51 MINUTES 48 SECONDS EAST, 332.94 FEET TO A POINT;

3. SOUTH 59 DEGREES 40 MINUTES 48 SECOND EAST, 604.26 FEET TO A POINT;

4. SOUTH 28 DEGREES 22 MINUTES 48 SECONDS EAST, 171.04 FEET TO A POINT;

5. SOUTH 48 DEGREES 45 MINUTES 48 SECONDS EAST, 182.62 FEET TO A POINT;

6. SOUTH 74 DEGREES 06 MINUTES 49 SECONDS EAST, 42.00 FEET TO A POINT AT THE MOST NORTHERLY CORNER OF TRACT 3 OF SAID OLD STONE BRIDGE SUBDIVISION, SECTION ONE;

THENCE, LEAVING SAID MANSKER CREEK WITH SAID TRACT 3, SOUTH 31 DEGREES 35 MINUTES 39 SECONDS WEST, 163.84 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD;

THENCE, WITH SAID RIGHT OF WAY FOR THE NEXT SIX CALLS:
1. NORTH 21 DEGREES 21 MINUTES 24 SECONDS WEST, 119.95 FEET TO AN IRON ROD (OLD) WITH A CAP
STAMPED, RAGAN-SMITH & ASSOCIATES;

2. WITH A CURVE TO THE LEFT A CENTRAL ANGLE OF 31 DEGREES 47 MINUTES 37 SECONDS, A RADIUS OF 346.17 FEET, AN ARC LENGTH OF 192.09 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 14 MINUTES 16 SECONDS WEST, 189.64 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3. NORTH 53 DEGREES 08 MINUTES 43 SECONDS WEST, 652.14 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

4. WITH A CURVE TO THE RIGHT A CENTRAL ANGLE OF 22 DEGREES 58 MINUTES 06 SECONDS, HAVING A RADIUS OF 388.49 FEET, AN ARC LENGTH OF 155.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 41 MINUTES 04 SECONDS WEST, 154.69 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

5. NORTH 30 DEGREES 11 MINUTES 58 SECONDS WEST, 161.15 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

6. WITH A CURVE TO THE LEFT A CENTRAL ANGLE OF 62 DEGREES 17 MINUTES 17 SECONDS, HAVING A RADIUS OF 174.55 FEET, AN ARC LENGTH OF 189.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 12 MINUTES 41 SECONDS WEST, 180.55 FEET TO THE POINT OF BEGINNING.

TRACT 2:
BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS SHOWN AS TRACT 2 ON THE PLAT ENTITLED "OLD STONE BRIDGE SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK 6250, PAGE 696, R.O.D.C.T. SAID TRACT IS LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (OLD), WITH NO CAP, IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD, AT THE MOST EASTERLY CORNER OF DES-CASE CORPORATION OF RECORD AS INSTRUMENT NUMBER

201311010113842, R.O.D.C.T., AND BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID RIGHT-OF-WAY FOR THE NEXT FOUR CALLS:

1. WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 49 MINUTES 48 SECONDS, A RADIUS OF 448.49 FEET, AN ARC LENGTH OF 100.43 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 45 MINUTES 04 SECONDS EAST, 100.22 FEET TO A 3/4" IRON ROD (OLD), WITH NO CAP;

2. SOUTH 53 DEGREES 08 MINUTES 43 SECONDS EAST, 652.14 FEET TO AN IRON ROD (OLD) WITH A CAP
STAMPED, RAGAN-SMITH & ASSOCIATES;
3. WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31 DEGREES 47 MINUTES 30 SECONDS, A RADIUS OF 286.17 FEET, AN ARC LENGTH OF 158.79 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 14 MINUTES 06 SECONDS EAST, 156.76 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

4. SOUTH 21 DEGREES 21 MINUTES 24 SECONDS EAST, 497.93 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHERLY LINE OF IBP, INC, OF RECORD AS INSTRUMENT NUMBER 200007250073433, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID IBP, INC, SOUTH 70 DEGREES 11 MINUTES 14 SECONDS WEST, 182.28 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE NORTHEASTERLY RIGHT-OF-WAY OF THE C.S.X. TRANSPORTATION RAILROAD;

THENCE, WITH SAID CSX, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 04 MINUTES 56 SECONDS, A RADIUS OF 4040.03 FEET, AN ARC LENGTH OF 851.94 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 50 MINUTES 15 SECONDS WEST, 850.36 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;

THENCE, CONTINUING WITH SAID CSX, NORTH 52 DEGREES 54 MINUTES 37 SECONDS WEST, 316.70 FEET TO A 3/4" IRON ROD (OLD) WITH NO CAP, AT THE MOST SOUTHERLY CORNER OF SAID DES-CASE CORPORATION; THENCE, WITH SAID DES-CASE CORPORATION, NORTH 27 DEGREES 11 MINUTES 46 SECONDS EAST, 379.39 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BV4 101 & 201 OLD STONE BRIDGE ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM SL6 NASHVILLE INDUSTRIAL, LP, A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 202507070053284, 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 Augst 14, 2005 (date of document).

Melissa Korhely
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



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