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# 1314829 DEEDWARRSP
08/26/2025 12:44:30 PM 8 pgs
Fees: $43.00 Taxes: $19,610.00
20250826-0068261

(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	079-00-0-070.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed as of August 14, 2025, by **BV4 7000 WESTBELT 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 7000 Westbelt Drive, Nashville, Tennessee 37209.

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 7000 WESTBELT 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 7000 WESTBELT 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

JAMES THRASH NOTARY PUBLIC EXPIRES GEORGIA JUNE 5, 2029 DEKALB COUNTY

[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 Five million Three hundred thousand ($5,300,000.00), 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 20TH COUNCIL DISTRICT OF NASHVILLE. DAVIDSON COUNTY, TENNESSEE AS CONVEYED TO SL6 NASHVILLE INDUSTRIAL, L.P. BY SPECIAL WARRANTY DEED OF RECORD AS DEED INSTRUMENT: 20210304-0028289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.), BEING BOUND ON THE NORTH BY 7008 WESTBELT PARTNERS, LLC, OF RECORD AS DEED INSTRUMENT: 20220831-0098259, R.O.D.C.T., ALSO OF RECORD AS LOT 6 ON THE WESTBELT INDUSTRIAL PARK FINAL PLAT, IN PLAT BOOK 6250, PAGE 796, R.O.D.C.T., ON THE NORTHEAST BY THE R. H. BOYD COMPANY OF RECORD AS DEED INSTRUMENT: 20000112-004421, RO.D.C.T., ON THE EAST BY PARKE BROWN OF RECORD AS DEED INSTRUMENT: 20050309-0025970. R.O.D.C.T., ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF COCKRILL BEND BOULEVARD, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY OF WESTBELT DRIVE, THE PERIMETER OF SAID PARCEL BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3356 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, TELEPHONE NUMBER 615-244-8591, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT ½" IRON PIPE (OLD) LOCATED IN THE EASTERLY RIGHT-OF-WAY OF WESTBELT DRIVE, SAID POINT ALSO BEING THE NORTHWESTERLY PROPERTY CORNER OF THE SUBJECT PROPERTY, AND THE MOST SOUTHWESTERLY CORNER OF THE 7008 WESTBELT PARTNERS, LLC;

THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE 7008 WESTBELT PARTNERS, LLC PROPERTY. NORTH 79° 04' 02" EAST, 331.99 FEET TO A 5/8" IRON ROD (OLD) IN THE COMMON PROPERTY CORNER OF THE SUBJECT PROPERTY, THE 7008 WESTBELT PARTNERS, LLC, AND THE R.H. BOYD COMPANY PROPERTY;

THENCE, LEAVING THE 7008 WESTBELT PARTNERS, LLC PROPERTY, AND ALONG THE R. H. BOYD COMPANY PROPERTY, SOUTH 13° 36' 44" EAST, 70.65 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOC" IN COMMON PROPERTY LINE OF THE SUBJECT PROPERTY, THE R. H. BOYD COMPANY PROPERTY, AND THE PARKE BROWN PROPERTY;

THENCE, LEAVING THE R. H. BOYD COMPANY PROPERTY, AND ALONG THE PARKE BROWN PROPERTY, SOUTH 04° 36' 44" EAST, 300.08 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOC." IN THE NORTHERLY RIGHT-OF-WAY OF COCKRILL BEND BOULEVARD;

THENCE, LEAVING PARKE BROWN PROPERTY AND ALONG SAID RIGHT-OF-WAY, SOUTH 85° 24' 26" WEST, 112.52 FEET TO AN ½" IRON ROD (OLD);

THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH 164.69 FEET, A RADIUS OF 5,055.00 FEET, A DELTA ANGLE OF 1° 52' 00" AND WITH A CHORD BEARING SOUTH 84° 28' 26" WEST, 164.68 FEET TO AN 1/2" IRON ROD (OLD);

THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY AND ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 44.55 FEET, A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 85° 05' 37", AND WITH A CHORD BEARING OF NORTH 53° 40' 49" WEST, 40.57 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY" IN THE EASTERLY RIGHT-OF-WAY OF WESTBELT DRIVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY OF WESTBELT DRIVE, NORTH 10° 44' 12" WEST, 311.10 FEET TO THE POINT OF BEGINNING, AND CONTAINNG 113,813 SOUARE FEET OR 2.61 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BV4 7000 WESTBELT 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. 20250707-0052968 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).

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.

Lisa M. Jaber
Lisa M Jaber, Notary's Signature

MY COMMISSION EXPIRES: May 3, 2028

NOTARY'S SEAL



Lisa M. Jaber
Notary Public, State of Ohio
My Commission Expires:
May 3, 2028