**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# 1314831 DEEDWARRSP
08/26/2025 12:47:30 PM 8 pgs
Fees: $43.00 Taxes: $405,150.00
20250826-0068263

(For Recorder's Use Only)

| Address of New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| DOGWOOD HOLDINGS II PROPCO TN, LLC<br>345 California St, Suite 3300,<br>San Francisco, CA 94104 | DOGWOOD HOLDINGS II PROPCO TN, LLC<br>345 California St, Suite 3300,<br>San Francisco, CA 94104 | 026-00-0-003.00 |

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed as of August 14, 2025, **BV4 SPACE PARK NORTH 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:

Space Park North, Bldgs. 1-9
101-114 Space Park N,
201-212 Space Park N.

301-314 Space Park N.
401-430 Space Park N.
501-550 Space Park N,
601-627 Space Park N,
701-716 Space Park N,
801-816 Space Park N,
901-915 Space Park N,
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 SPACE PARK NORTH 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 SPACE PARK NORTH 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 One hundred nine million five hundred thousand ($109,500,000.00), 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 PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE SAID PARCEL IS SHOWN AS LOT 1 ON THE PLAT ENTITLED "SPACE PARK NORTH" OF RECORD IN PLAT BOOK 5200, PAGE 121, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) SAID LOT IS LOCATED ON THE SOUTHERLY TERMINUS OF THE RIGHT-OF-WAY OF SOUTH CARTWRIGHT STREET, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A ¾" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CARTWRIGHT STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65 AND BEING THE MOST NORTHERY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID SOUTH CARTWRIGHT STREET WITH SAID INTERSTATE 65, ALONG A CONTROL ACCESS FENCE, FOR THE NEXT THREE CALLS:
1)SOUTH 21 DEGREES 24 MINUTES 16 SECONDS EAST, 128.63 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
2)SOUTH 21 DEGREES 24 MINUTES 41 SECONDS EAST, 397.62 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
3)SOUTH 21 DEGREES 19 MINUTES 03 SECONDS EAST, 67.08 FEET TO A 5/8" IRON ROD (OLD), WITH NO CAP, AT THE NORTHEASTERLY CORNER OF CORPORATE INVESTORS PARTNERSHIP VI, LLC OF RECORD AS INSTRUMENT NUMBER 200806260066072, R.O.D.C.T. AND SHOWN AS LOT 1 ON THE PLAT ENTITLED, CORPORATE INVESTORS PARTNERSHIP VI, LLC, OF RECORD AS INSTRUMENT NUMBER 200907140065681, R.O.D.C.T.;

THENCE, CONTINUING WITH SAID CORPORATE INVESTORS PARTNERSHIP VI, LLC, LOTS 1 AND 2, ALONG SAID CHAINLINK FENCE, FOR THE NEXT THREE CALLS:
1)SOUTH 84 DEGREES 25 MINUTES 45 SECONDS WEST, 239.92 FEET TO A ½" IRON ROD (OLD) WITH NO CAP;
2)SOUTH 09 DEGREES 01 MINUTES 22 SECONDS WEST, 2003.40 FEET TO A ½" IRON ROD (OLD) WITH NO CAP;
3)SOUTH 76 DEGREES 58 MINUTES 07 SECONDS WEST, PASSING A CONCRETE HIGHWAY MONUMENT (OLD) AT THE MOST WESTERLY CORNER OF SAID LOT 2 OF CORPORATE INVESTORS PARTNERSHIP VI, LLC AT 357.20 FEET AND CONTINUING 19.43 FEET FOR A TOTAL DISTANCE OF 376.63 FEET TO A ½" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD;

THENCE, WITH SAID CSX RAILROAD RIGHT-OF-WAY LINE, NORTH 12 DEGREES 30 MINUTES 58 SECONDS WEST, 2086.77 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE SOUTHWESTERLY CORNER OF K.C. INVESTORS, LLC OF RECORD IN DEED BOOK 10997, PAGE 849, R.O.D.C.T. AND SHOWN AS PARCEL 87 ON THE PLAT

ENTITLED. NORTHGATE INDUSTRIAL PARK, SECTION ONE, OF RECORD IN PLAT BOOK 4955. PAGE 109, R.O.D C.T.;

THENCE, LEAVING SAID RAILROAD WITH SAID K.C. INVESTORS, LLC, AND THE SOUTHERLY TERMINUS OF THE RIGHT-OF-WAY OF SOUTH CARTWRIGHT STREET, NORTH 77 DEGREES 28 MINUTES 05 SECONDS EAST, 1222.25 FEET TO A ½" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CARTWRIGHT STREET.

THENCE, WITH SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 45 MINUTES 27 SECONDS, A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 342.78 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 20 MINUTES 55 SECONDS WEST, 338.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,693,540 SQUARE FEET OR 38.88 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BV4 SPACE PARK NORTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM SL6 NASHVILLE INDUSTRIAL, LP, A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20250707-0053285 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 Cauley
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