This Instrument Prepared by:

Blank Rome LLP
One Logan Square
130 North 18th Street
Philadelphia, PA 19103
Attn: Zachary J. Perkins, Esq.

When Recorded, Return to:
Greenberg Traurig, LLP
18565 Jamboree Road, Suite 500
Irvine, California 92612
Attention: Craig C. Glorioso, Esq.

Karen Johnson Davidson County
Batch# 1322978 DEEDWARRSP
09/16/2025 03:41:30 PM 6 pgs
Fees: $33.00 Taxes: $111,740.00
20250916-0074018

SPECIAL WARRANTY DEED

FROM: The Coats Company, LLC, Grantor

TO: La Vergne Owner, LLC, Grantee

Address of New Owner:	Send Tax Bills to:	Map/Parcel No.:
c/o IP Capital Partners, LLC, 225 NE Mizner Boulevard, Suite 501 Boca Raton, Florida 33432	c/o IP Capital Partners, LLC, 225 NE Mizner Boulevard, Suite 501 Boca Raton, Florida 33432	183-00-0-052.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, on this 16th day of September, 2025, **THE COATS COMPANY, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **LA VERGNE OWNER, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee, as described on **Exhibit A** attached hereto (the "**Property**").

This is improved property known as 1601 J P Hennessy Drive and located in La Vergne, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

[*Remainder of Page Intentionally Left Blank; Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date first set forth above.

GRANTOR:

THE COATS COMPANY, LLC,
a Delaware limited liability company

By: _____
Name: Matt McLain
Title: Assistant Secretary

STATE OF ~~NEW YORK~~ Maryland YE)
)
COUNTY OF ~~NEW YORK~~ Baltimore YE)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Matt McLain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Assistant Secretary of The Coats Company, LLC, a Delaware limited liability company, the within named Grantor, and that he, as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

WITNESS my hand and official seal, at office, this 11th day of September, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11/21/2028

YOUSSEF ELOUEHABI
Notary Public
Baltimore County
Maryland
My Commission Expires Nov. 21, 2028

STATE OF ~~NEW YORK~~ Maryland)
)
COUNTY OF ~~NEW YORK~~ Baltimore)

The actual consideration or value, whichever is greater, for this transfer is $30,200,000.00.

Subscribed and sworn to before this
11th day of September, 2025

Affiant

NOTARY PUBLIC

My Commission Expires: 11/21/2028

YOUSSEF ELOUEHABI
Notary Public
Baltimore County
Maryland
My Commission Expires Nov. 21, 2028

EXHIBIT A

LEGAL DESCRIPTION

Land being in Davidson County, Tennessee, and being Lot No. 1 on the Plan of Interchange City Industrial Park, Section 6 as of record in Book 4460, Page 98, Register's Office in Davidson County, and described as follows:

Beginning at a point in the north margin of Andy Holt Boulevard, said point being 1,594.95. feet east of the intersection with the east margin of Firestone Parkway measured along the north margin of Andy Holt Boulevard; thence N 4° 34' W, 100.0 feet; thence N 45° 34' W, 520.0 feet; thence N 44° 26' E, 900.0 feet; thence S 45° 34' E, 540.17 feet; thence S 74° 10' E, 100.0 feet to the west margin of Andy Holt Boulevard; thence along same S 15° 50' W, 135.19 feet; thence along a curve to the right with radius of 788.51 feet, 957.84 feet to the point of beginning.

Being a portion of that same property conveyed to Grantor by Quitclaim Deed from Hennessy Industries, LLC, recorded with the Register's Office for Davidson County, Tennessee on December 14, 2023, as Document No. 20231214-0096672

EXHIBIT B

EXCEPTIONS

1. Any laws, regulations or ordinances presently in effect (including, but not limited to, zoning, building and environmental protection) as to the use, occupancy, subdivision or improvement of the Property adopted or imposed by any governmental body or the effect of any noncompliance with or any violation thereof.

2. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water, whether or not shown by the public records.

3. Taxes and assessments, vault charges and water and sewer charges for the year 2025 and subsequent years, a lien not yet due and payable.

4. All matters shown on plat(s) of record in Book 4460, Page 98, in the Register's Office of Davidson County, Tennessee.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated July 28, 2025, and last revised September 9, 2025, as prepared by Timothy R. Durr, PLS No. 3119, LMS Surveying Ltd, under Job No. B-250685, as follows:

    a. Utility and drainage lines, with meters, valves, poles and other appurtenances located on the property without the benefit of a specific easement.

6. Deed of Trust from Grantee to John Nielson, Trustee for the benefit of BankUnited, N.A., a national banking association, dated as of the date hereof and submitted for recording with the Register's Office for Davidson County, Tennessee, simultaneously with the recording of this Deed.

7. Rights or claims of Grantor under that certain Lease Agreement dated as of the date hereof, by and between Grantee, as landlord, and Grantor, as tenant, as evidenced by that certain Memorandum of Lease dated as of the date hereof, by and between Grantee and Grantor submitted for recording with the Register's Office for Davidson County, Tennessee, simultaneously with the recording of this Deed.

8. Subordination, Non-Disturbance and Attornment Agreement dated as of the date hereof, by and between Grantor, as tenant, and BankUnited, N.A., a national banking association, as lender, and submitted for recording with the Register's Office for Davidson County, Tennessee, simultaneously with the recording of this Deed.

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 09/16/2025 (date of document).

Bainbridge Dillion

Affiant Signature

09/16/2025

Date

State of Tennessee

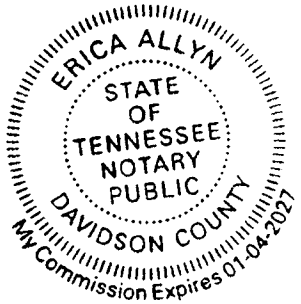
County of Davidson

Sworn to and subscribed before me this 16th day of September, 2025 .

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL



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