Karen Johnson
Batch # 1332560
10/10/2025 10 05 18 AM
Fees $28 00 Taxes $22,104 28
Davidson County
DEEDWARRSP
5 pgs
20251010-0081117

This instrument prepared by:
Meagan Webb, Esq.
Merus LLC
302 W. Third St., Suite 300
Cincinnati, OH 45202

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
JETWAY LOGISTICS LLC c/o Merus LLC 302 W. Third St., Suite 300 Cincinnati, Ohio 45202	Same as new owner address	Part of Parcel No. 1200000350

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **UTICA REALTY NASHVILLE, LLC,** a North Carolina limited liability company ("Grantor"), has this day bargained and sold, and do hereby transfer and convey unto **JETWAY LOGISTICS LLC,** an Ohio limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"). This is improved Property, commonly known as a portion of 1431 Vultee Blvd., Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, the current year real estate taxes, which are to be prorated, and those encumbrances set forth on Exhibit "B" attached hereto.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to said Grantee, its successors and assigns, against the lawful claims of all persons, CLAIMING BY, THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR OTHERWISE.

[GRANTOR SIGNATURE ON THE FOLLOWING PAGE]

Witness my hand this 9th day of October, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

UTICA REALTY NASHVILLE, LLC,
a North Carolina limited liability company

By: Erin DuBois
Name: Erin M DuBois
Its: Vice President

STATE OF North Carolina
COUNTY OF Buncombe

Before me, Connie S. Bolding, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Erin DuBois, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of Utica Realty Nashville, LLC, a North Carolina limited liability company, the within named Grantor, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such officer.

WITNESS my hand, at office, this 29th day of September, 2025.

Connie S. Bolding
Notary Public
My Commission Expires: 7/1/2029

CONNIE S. BOLDING
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires 7/1/2029

OATH OF CONSIDERATION

STATE OF NC }
COUNTY OF Buncombe }

I HEREBY SWEAR OR AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $5,974,129.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT:

UTICA REALTY NASHVILLE, LLC,
a North Carolina limited liability company

By: _____
Name: Erin M. DuBois
Title: Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2025.

_____
NOTARY PUBLIC

My Commission expires: 7/1/2029

CONNIE S. BOLDING
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires 7/1/2029

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Being a certain tract of land lying in the Thirteenth Council District of Nashville, Davidson County, Tennessee. The Property is a portion of Parcel 35 as shown on Davidson County Property Map 120. The Property located in the southeast quadrant of the intersection of Briley Parkway and Vultee Boulevard and being more particularly described, by metes and bounds, as follows:

Beginning at an existing Concrete Monument in the southerly right-of-way line of Vultee Boulevard at the intersection of the easterly right-of-way line of Briley Parkway and being the northwesterly corner of the herein described property;

Thence, leaving said Briley Parkway with said Vultee Boulevard, South 82°34'39" East, 1340.30 feet to an Iron Rod (new) with a cap stamped, Ragan & Smith Associates;

Thence, leaving said Vultee Boulevard and severing said UTICA REALTY NASHVILLE, LLC, with a new line of division, for the next two calls:

1) South 07°25'21" West, 698.73 feet to an Iron Rod (new) with a cap stamped, Ragan-Smith & Associates;

2) North 86°37'21" West, 1340.77 feet to an Iron Rod (new) with a cap stamped, Ragan-Smith & Associates, in the Easterly right-of-way line of Briley Parkway;

Thence, with said Briley Parkway, North 07°12'57" East, 793.31 feet to the Point of Beginning and containing 998,889 square feet or 22.93 acres, more or less.

Being a portion of the same Property conveyed to Utica Realty Nashville, LLC, Grantor herein, by Deed from Triumph Aerostructures, LLC of record in Instrument No. 201912310135149, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
ENCUMBRANCES

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Consent to limited access highway fencing contained in Deed of recorded in Book 3531, Page 94, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Deed Notice, by Triumph Aerostructures, LLC, of record in Instrument No. 201912310135150, in the Register's Office of Davidson County, Tennessee.
4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Ted J. Stevenson II, TN RLS No. 2136, RaganSmith on March 31, 2025, last revised September 23, 2025, designated Job No. 24-0286:
    a. Building encroaches over southern and eastern boundary lines of the Land;
    b. Parking lot encroaches over southern boundary line of the Land;
    c. Driveway and drive aisle encroach over eastern boundary line of the Land;
    d. Rights of utility evidenced by overhead lines, utility poles, manholes, water valves, water meters water lines, water vault, underground electric lines, sanitary sewer lines, clean outs gas lines, gas meter, gas valves, electric substation, electrical transformer, telephone riser, storm drainage pipes, catch basins, and area drains on the Land without the benefit of a specific easement.