This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
CVE, Inc.
ATTN : Chris Gliori
PO Box 101603
Nashville, TN 37224

Send Tax Bills To:
New Owner

Map & Parcel No: 133-05-0-061-00

Karen Johnson Davidson County
Batch# 1338280 DEEDWARRSP
10/24/2025 02:38:30 PM 5 pgs
Fees: $28.00 Taxes: $15,540.00
20251024-0084850

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Mike and Josephine Realty Co., LLC, a New Jersey Limited Liability Company** (hereinafter referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **CVE, Inc., a Tennessee Corporation** (hereinafter referred to as "Grantee"), and any successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 23 day of October 2025.

Mike and Josephine Realty Co., LLC, a New Jersey Limited Liability Company

By: Josefa Quintela
Josefa "Josephine" Quintela, Sole Member and Owner

STATE OF Florida]

COUNTY OF MIAMI-Dade]

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Josefa "Josephine" Quintela, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member and Owner of Mike and Josephine Realty Co., LLC, a New Jersey limited liability company, the within-named bargainor, and who further acknowledged that she, as such Sole Member and Owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Sole Member and Owner for the said Limited Liability Company.

WITNESS my hand, at office, this 23 day of October, 2025.

Notary Public
My Commission Expires: July 16, 2026

MARIA DELCARMEN NELSON
Notary Public - State of Florida
Commission # HH 243001
My Comm. Expires Jul 16, 2026
Bonded through National Notary Assn.

The actual consideration or value, whichever is greater, for this transfer is $4,200,000.00.

Josefa Quintela
Affiant

STATE OF Florida]

COUNTY OF Miami-Dade]

Sworn to and subscribed before me this 23 day of October, 2025.

Notary Signature
My commission expires: July 16, 2026

MARIA DELCARMEN NELSON
Notary Public - State of Florida
Commission # HH 243001
My Comm. Expires Jul 16, 2026
Bonded through National Notary Assn.

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Allied Industrial Park, Section One, Resubdivision of Lot No. One and Revision of Lot No. Three, of record in Plat Book 3700, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Mike & Josephine Realty Co., LLC, a New Jersey limited liability company, by Special Warranty Deed dated March 31, 2006, from Fairways Compass Nashville, LLC, a Texas limited liability company, of record in Instrument No. 20060508-0053163, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 440 Allied Drive, Nashville, TN 37211.

EXHIBIT B

Permitted Encumbrances

Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 133-05-0-061-00. Current year taxes have been prorated between the parties and paid as part of closing.

Subject to all matters shown on the Plan of record in Plat Book 3700, Page 64, Register's Office for Davidson County, Tennessee.

Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for water mains of record in Book 4010, Page 54, said Register's Office.

Memorandum of Lease Agreement by and between Fairways Compass Nashville, LLC, a Texas limited liability company, (Landlord), and Compass Group USA Investments, LLP, a Delaware limited liability partnership, (Tenant), dated September 14, 2005, of record in Instrument No. 20050919-0112552, Register's Office for Davidson County, Tennessee.

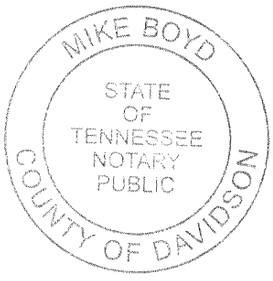
All matters as shown on the ALTA/NSPS Land Title Survey of 440 Allied Drive by U.S. Surveyor, Michael J. Feldbusch, TN R.L.S. #3319 dated September 11, 2025, last revised October 10, 2025 as Job Number SS57287.DWG.

I, Jeff Benz, 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 the 24th day of October, 2025.

Date: October 24, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of October, 2025.



Notary Public
My commission expires: 5/9/2026