This Instrument Prepared By:
Christopher C. Lamberson
Glankler Brown, PLLC
6000 Poplar Avenue, Ste. 400
Memphis, TN 38119

And Following Recording, Please Return To:
Fidelity National Title Insurance Company
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
File No.: TN252404003JP

Karen Johnson Davidson County
Batch# 1338510 DEEDWARRSP
10/27/2025 08:20:30 AM 6 pgs
Fees: $33.00 Taxes: $56,240.00
20251027-0084914

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 23rd day of October, 2025, by and between ROIB FOCAL POINTE, LLC, a Delaware limited liability company ("***Grantor***"), and BAC/CB FULCRUM LLC, a Delaware limited liability company ("***Grantee***").

WITNESSETH:

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 unto Grantee the real estate, situated and being in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all improvements thereon, and all rights, easements, interests, privileges, tenements and hereditaments appurtenant thereto (collectively, the "***Property***").

TO HAVE AND TO HOLD the aforesaid Property unto Grantee, its successors and assigns in fee simple forever.

Grantor conveys the Property, including any after acquired title of Grantor, free of encumbrances, created or suffered by the Grantor, except those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***"). Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; that the same is unencumbered except for the Permitted Encumbrances; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all parties claiming by, through or under Grantor, but not further or otherwise, subject to the Permitted Encumbrances.

{signature page follows}

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

ROIB FOCAL POINTE, LLC
a Delaware limited liability company

By: _____
Reggie Bell
Authorized Signatory

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Before me, a notary public of the state and county aforementioned, personally appeared Reggie Bell, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Signatory of ROIB FOCAL POINTE, LLC, a Delaware limited liability company, and is authorized to execute this instrument on its behalf.

Witness my hand and seal this 20 day of October, 2025.

SETH R. SWAN NOTARY PUBLIC MY COMMISSION EXPIRES 07-25-2028 SOUTH CAROLINA

_____
Notary Public
My Commission Expires: 7/25/2028

Property Owner and Party Responsible For Payment Of Real Property Taxes:
BAC/CB Fulcrum, LLC
c/o CB Equities LLC
4 Mount Royal Avenue, Suite 110
Marlborough, MA 01752

Tax Parcel Identification Number:
135-00-0-352.00

Property Address:
1645 Murfreesboro Pike
Nashville, TN 37217

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the Property transferred, whichever is greater, is $15,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20 day of October, 2025.

My Commission Expires:
7-25-2028

Notary Public

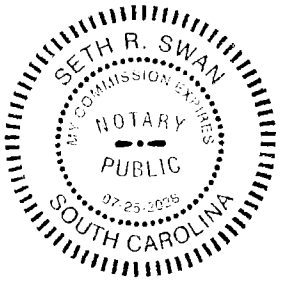


EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Murfreesboro Road Business Park, as shown on plat of record in Plat Book 6250, Page 694, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to ROIB Focal Pointe, LLC by Special Warranty Deed of record in Instrument No. 20180501-0041342 and by Quitclaim Deed of record in Instrument No. 20180501-0041343, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes for the fiscal year 2025 and subsequent years, not yet due and payable.

2. Subject to the following matters shown on the Plan of record in Plat Book 6250, Page 694, Register's Office for Davidson County, Tennessee: (a) Drainage Pond Easement; (b) Storm Drainage Easement; (c) Joint Access Easement; (d) 60 Foot Setback Line; (e) Electrical Easement, as approximately shown on the Survey (hereinafter defined); approximately as shown on ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin, RLS No. 3518, dated August 5, 2025, last revised October 6, 2025, bearing Project No. 25-6053 (the "***Survey***").

3. Easement to AT&T of record in Book 2956, Page 630, in the Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 634, in the Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

5. Storm Water Detention Agreement of record in Book 6691, Page 983, in the Register's Office for Davidson County, Tennessee; as approximately shown on the Survey.

6. Joint Access Easement of record in Book 6709, Page 861, in the Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

7. The following matters shown on ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin, RLS No. 3518, dated August 5, 2025, last revised October 6, 2025, bearing Project No. 25-6053: a. Building appears to extend over the 60' building setback shown per Plat Book 6250, Page 694, by as much as 3.4'.

Tennessee Certification of Electronic Document

I, Latasha Nelson, 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 October 23, 2025 (date of document).

Affiant Signature

10/23/2025
Date

State of Georgia

County of Cobb

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

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

