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 DEEDQC
10/27/2025 08:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251027-0084915

QUITCLAIM DEED

THIS QUITCLAIM 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 which is hereby acknowledged, Grantor does hereby quitclaim unto Grantee the real estate, situated and being in the County of Davidson, State of Tennessee described on **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, and unto Grantee's assigns forever.

{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.



_____
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 is $10.00.

Affiant

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

My Commission Expires:
7-25-2028

Notary Public

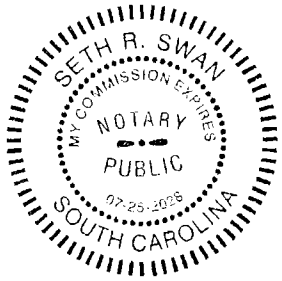


EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Murfreesboro Road Business Park of Record in Plat Book 6250, Page 694, R.O.D.C. Located on the Southerly Margin of Murfreesboro Pike East of Harding Place and being more particularly described as follows:

Beginning at a found 1/2 inch iron pin in the Southerly margin of Murfreesboro Pike at the Northeast Corner of herein described tract; thence leaving said margin, with the Westerly line of BVT Airport Business Park of record in Deed Book 6181, Page 263, R.O.D.C., South 18°06'44" West, 572.28 feet to a 1/2 inch iron pin in the Northerly margin of Citation Drive; thence, leaving said margin with the East line of Lot No. 203 of Town Park Estates of record in Plat Book 3300, Page 65, R.O.D.C., North 33°44'01" West, 142.01 feet to a set 1/2 inch iron pin; thence, with the North line of Lot No. 203, South 62°41'03" West, 104.00 feet to a found 1/2 inch iron pin; thence, with the North line of Lot Nos. 204 and 205 of Town Park Estates, South 45°21'47" West, 127.79 feet to a set 1/2 inch iron pin; thence, with the North line of Lot No. 210 of Town Park Estates, North 82°26'26" West, 214.03 feet to a set 1/2 inch iron pin; thence, with the North line of Lot No. 211 of Town Park Estates, North 82°15'41" West, 152.88 feet to a set 1/2 inch iron pin; thence, with the East line of Lot No. 2 of Colony Heights Subdivision of record in Plat Book 2330, Page 149, R.O.D.C., North 07°23'15" East, 16.00 feet to a found concrete monument; thence, with Lot Nos. 2 and 1 of said Colony Heights Subdivision, North 05°25'53" East, 100.08 feet to a set 1/2 inch iron pin; thence, with Lot Nos. 1 thru 5 of Mclaughlin Subdivision of record in Minute Book "F", Page 195, Davidson County Court, North 04°20'07" East, 499.01 feet to a found 1/2 inch iron pin; Thence, with the Southerly Line of Sam Norton, Jr., et.ux. of record in Deed Book 3870, Page 580, R.O.D.C., and Ray Yan and Wife, Rebecca of record in Deed Book 11317, Page 947, R.O.D.C., South 82°07'41" East, 191.73 feet to a found 3/4 inch iron pin; thence, with the East line of said Yan, North 07°41'00" East, 223.71 feet to a found 1/2 inch iron pin in the Southerly margin of Murfreesboro; thence, with said margin, South 62°13'45" East, 239.67 feet to a found 1/2 inch iron pin; thence, South 27°38'15"West, 10.03 feet to a found 1/2 inch iron pin; thence, continuing with said margin, South 62°09'45" East, 370.27 feet to the Point of Beginning.

Containing 460,214.68 square feet or 10.565 acres, more or less, and being subject to all covenants, conditions, restrictions, and easements of record.

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.

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

