Prepared by and

AFTER RECORDING, RETURN TO:

Bradley Arant Boult Cummings LLP (BRS)
1221 Broadway, Suite 2400
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1340628 DEEDWARRSP
10/31/2025 08:16:30 AM 7 pgs
Fees: $38.00 Taxes: $326,710.00
20251031-0086665

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Group/Control Map/Parcel Nos.:
Magnolia Brentwood Commons, LLC 2505 21st Avenue South, Suite 204 Nashville, Tennessee 37212	Same as Address New Owner	160-00-0-209.00

FOR AND IN CONSIDERATION of the sum of one and no/100 ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GATEWAY POPLAR, INC., a California corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to MAGNOLIA BRENTWOOD COMMONS, LLC, a Tennessee limited liability company, an undivided 40.48% tenant-in-common interest, and to TENN PROPERTIES BRENTWOOD COMMONS, LLC, a Delaware limited liability company, an undivided 59.52% tenant-in-common interest, as tenants-in-common (collectively, the "Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

This is improved property commonly known as:

750 Old Hickory Blvd., Brentwood, TN 37027;
1000 Health Park Drive, Brentwood, TN 37027; and
120 Brentwood Commons Way, Brentwood, TN 37027

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions")

Grantor covenants and binds itself and its successors to warranty specially and defend to Grantee, its successors and assigns, forever the title to the Property against the lawful claims of all person claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration for this transfer is ***$88,300,000.00***

Affiant _____

Subscribed and sworn to before me this the 29 day of October, 2025.

(Affix Seal) *Notary Public* _____

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/22/29

[signature page follows next]

[Signature Page to Affidavit of Consideration]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of the 27 day of October, 2025.

GRANTOR:

GATEWAY POPLAR, INC.,
a California corporation

By: _____
Name: Jude Perez
Title: Vice President

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT Civil Code §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, or validity of that document.

STATE OF CALIFORNIA }
}
COUNTY OF Los Angeles }

On October 27, 2025 before me, Fabiola Galindo Hernandez Notary Public, personally appeared Juan Perez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

FABIOLA GALINDO HERNANDEZ
COMM. #2471173
Notary Public - California
Los Angeles County
My Comm. Expires Nov. 13, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

_____
Notary Public

[Signature Page to Special Warranty Deed]

EXHIBIT A

Legal Description of the Property

LAND in Davidson County, Tennessee, being Lot No. 1 on the Minor Plat Revision 3 of Lot 1 of Brentwood Commons of record as Instrument No. 20180706-0065610 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

LESS AND EXCEPT property conveyed to the State of Tennessee by Consent Judgment and Final Decree of record in Instrument Number 20220726-0085306, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gateway Poplar, Inc., a California corporation by Quitclaim Deed of record in Instrument No. 20121009-0092540, and Special Warranty Deed from Southpoint, LLC, a Tennessee limited liability company of record in Instrument No. 20151204-0122613, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

(1) Interests of tenants as tenants only in possession under the Leases, without purchase options or rights of first offer or refusal to purchase the Property;

(2) Matters created by, or with the written consent of, Grantee;

(3) Non-delinquent liens for real estate taxes and assessments;

(4) Easements, notes and covenants shown on the Plan of record in Plat Book 6900, Page 328, as corrected by Surveyor's Certificate of Correction at Book 7604, page 644; as modified by 20000310-0025153; as modified by 20151125-0119519; as modified by 20180706-0065610; in the Register's Office for Davidson County, Tennessee.

(5) Easements, notes and covenants shown on the Plan of record in Book 9700, Page 258, in the Register's Office for Davidson County, Tennessee; as superseded by Instrument No. 20151125-0119519.

(6) Easements, notes and covenants shown on the Plan of record in Instrument No. 20000310-0025153, Register's Office for Davidson County, Tennessee as superseded by Instrument No. 20151125-0119519.

(7) Easements, notes, and covenants shown on the Plan of record in Instrument No. 20151125-0119519, Register's Office for Davidson County, Tennessee.

(8) Easements, notes, and covenants shown on the Plan of record in Instrument No. 20180706-0065610, Register's Office for Davidson County, Tennessee.

(9) Water Mains of record in Book 6137, Page 906, in the Register's Office for Davidson County, Tennessee.

(10) Easement Agreement of record in Book 8167, page 251, in the Register's Office for Davidson County, Tennessee.

(11) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants and Owners Association for Brentwood Commons Office Park of record in Book 7619, Page 198, as amended in First Amendment to Declaration of Protective Covenants and Owners Association for Brentwood Commons Office Park recorded in Book 10201, page 454, as amended in Second Amendment to Declaration of Protective Covenants and Owners Association for TriStar Brentwood Medical Park formerly known as Brentwood Commons Office Park recorded in Instrument No. 20150820-0083985, as amended in Third Amendment to Declaration of Protective Covenants and Owners Association for TriStar Brentwood Medical Park formerly known as Brentwood Commons Office Park recorded in 20170209-0013574, as amended in Fourth Amendment to Declaration of Protective Covenants and Owners Association for TriStar Brentwood Medical Park formerly known as Brentwood Commons Office Park recorded in Instrument No. 20180122-0006381, in the Register's Office for Davidson County, Tennessee.

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(12) Rights, if any, of others, together with the Insured and the Metropolitan Government of Nashville and Davidson County, Tennessee, to benefits in the appurtenant Storm Water Detention Agreement of record in Book 6145, Page 257, and the Agreement for Dedication of Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8258, page 941, in the Register's Office for Davidson County, Tennessee.

(13) Easement of record in Book 9843, Page 986, in the Register's Office for Davidson County, Tennessee.

(14) Declaration of Restrictions and Covenants for Storm Water Facilities and Systems Instrument No. 20151120-0118051, in the Register's Office for Davidson County, Tennessee

(15) Declaration of Restrictions and Covenants for Storm Water Facilities and Systems Instrument No. 20180403-0031323, in the Register's Office for Davidson County, Tennessee.

(16) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4969, Page 189, in the Register's Office for Davidson County, Tennessee.

(17) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5002, page 333, in the Register's Office for Davidson County, Tennessee.

(18) Dedication of Right of way Easement of record in Book 7526, Page 482, in the Register's Office for Davidson County, Tennessee.

(19) Agreement for Dedication of Easement for Sanitary Sewers and/or Drainage of record in Book 4940, Page 84, in the Register's Office for Davidson County, Tennessee.

(20) Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County Department of Water and Sewers of record in Book 8135, Page 318, in the Register's Office for Davidson County, Tennessee.

(21) Any other exceptions to title disclosed by the public records or which would be disclosed by an inspection and/or survey of the Property.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 29, 2025 (date of document).

Affiant Signature

October 29, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of October, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON