This Instrument was Prepared By:

The Chase Law Group, LLC
1447 York Road, Suite 606
Lutherville, MD 21093

This Instrument Should be Returned To:

AIREF Airpark LC II LLC
1200 17th Street, Suite 2900
Denver, CO 80202

Karen Johnson Davidson County
Batch# 1347569 DEEDWARRSP
11/18/2025 11:21:30 AM 6 pgs
Fees: $33.00 Taxes: $157,250.00
20251118-0091765

SPECIAL WARRANTY DEED

Address New Owner:	*Send Tax Bills To:*	*Map & Parcel No.:*
AIREF Airpark LC II LLC 1200 17th Street, Suite 2900 Denver, CO 80202	AIREF Airpark LC II LLC 1200 17th Street, Suite 2900 Denver, CO 80202	Map: 121 Parcel: 2.00 APN/Parcel ID: 121-11-0-B-002.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, EXETER AIRPARK CENTER BUILDING 2, LLC, a Delaware limited liability company("**Grantor**"), has bargained and sold and does hereby transfer and convey unto AIREF AIRPARK LC II LLC, a Delaware limited liability company ("**Grantee**"), its successors and assigns, the certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

See **Exhibit A** attached hereto and incorporated herein fully by reference.

Being a part of the same property conveyed to Grantor of record in Instrument No. 20210609-0077462 Register's Office for Davidson County, Tennessee.

This is improved property known as 111 Airpark Center East (Building 2), Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, together with all the easements and other appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

[*Signature appears on the following page.*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date indicated in the notary block below, to be effective on this 14th day of November, 2025.

GRANTOR:

EXETER AIRPARK CENTER BUILDING 2, LLC,
a Delaware limited liability company

By: Exeter Operating Partnership V, L.P., a Delaware limited partnership, its sole member

By: Exeter Operating Partnership V GP LLC, a Delaware limited liability company, its general partner

By: Exeter Industrial REIT V LLC, a Delaware limited liability company, its sole member

By: _____
Name: J. Peter Lloyd
Title: Vice President

STATE OF Pennsylvania)
) SS:
COUNTY OF Delaware)

I, Anya Chrystal, a Notary Public in and for the County and Commonwealth aforesaid, do hereby certify that J. Peter Lloyd, the Vice President of Exeter Industrial REIT V LLC, a Delaware limited liability company, the sole member of Exeter Operating Partnership V GP LLC, a Delaware limited liability company, the sole general partner of Exeter Operating Partnership V, L.P., a Delaware limited partnership, the sole member of EXETER AIRPARK CENTER BUILDING 2, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of said limited liability company as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of October, 2025.

Commonwealth of Pennsylvania - Notary Seal
Anya Chrystal, Notary Public
Delaware County
My commission expires March 12, 2029
Commission number 1391026

Anya Chrystal
Notary Public

My Commission Expires: 3/12/29

STATE OF Pennsylvania)
COUNTY OF Delaware)

The actual consideration or value, whichever is greater, for this transfer is $42,500,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of October, 2025.

NOTARY PUBLIC

My Commission Expires:

3/12/29

Commonwealth of Pennsylvania - Notary Seal
Anya Chrystal, Notary Public
Delaware County
My commission expires March 12, 2029
Commission number 1391026

EXHIBIT A

Legal Description

111 Airpark Center East, Nashville, TN

Building 2:

That certain Lot Two (2), shown as parcel 2.00, within that certain Final Plat of Airpark Center Subdivision recorded in the office of the Register of Davidson County, Tennessee, on May 11, 2021, as Instrument No. 20210511-0063162.

Being the same property conveyed to Exeter Airpark Center Building 2, LLC, a Delaware limited liability company, by Deed from Airpark East Owner, LLC, a Delaware limited liability company, of record in Instrument No. 202106090077462, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Rights or claims of tenants in possession as tenants only, under unrecorded leases currently in effect, with no right of first refusal, options to purchase, or similar rights or options.
3. Matters that would be disclosed by a completed and accurate survey of the Property.
4. All matters shown on plat(s) of record in Instrument No. 202105110063162, in the Register's Office of DAVIDSON County, Tennessee.
5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Airpark East Owner, LLC, of record in Instrument No. 202005110048739, in the Register's Office of DAVIDSON County, Tennessee.
6. Terms and provisions of Declaration of Easements, Covenants and Restrictions of Airpark East Industrial Park, by and between Airpark East Owner, LLC, a Delaware limited liability company and Airpark East Owners Association, Inc., a Tennessee nonprofit corporation, of record in Instrument No. 202105140065372; as affected by Acknowledgement and Affirmation of, and Joinder to Declaration of Easements, Covenants and Restrictions of Airpark East Industrial Park in Instrument No. 202106090077461; Acknowledgement and Affirmation of, and Joinder to Declaration of Easements, Covenants and Restrictions of Airpark East Industrial Park in Instrument No. 202106090077463, in the Register's Office of DAVIDSON County, Tennessee.

Certificate of Authenticity

I, Brianna Corwin, 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 November 14, 2025.

Date

Brianna Corwin

Affiant Signature

November 17, 2025

Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this 17th day of November, 2025.

Notary's Signature

KAYLEE ANN WICKHAM
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194018887
MY COMMISSION EXPIRES MAY 17, 2027

My Commission Expires: 05/17/2025

Date

Notary's Seal (if on paper)