THIS INSTRUMENT PREPARED BY:

Adams & Reese LLP
Attn: Fred R. Harwell Jr.
1600 West End Avenue, Suite 1400
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1350896 DEEDWARRSP
11/25/2025 04:12:56 PM 6 pgs
Fees: $33.00 Taxes: $55,130.00
20251125-0094289

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Launchpad Development Three Nashville LLC 2001 Gateway Place, 230E San Jose, California 95011 Attention: Benjamin Carson	Launchpad Development Three Nashville LLC 2001 Gateway Place, 230E San Jose, California 95011 Attention: Benjamin Carson	Map & parcel 16300044000

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **BLVD LONESTAR HOLDINGS LLC**, a Texas limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **LAUNCHPAD DEVELOPMENT THREE NASHVILLE, LLC**, a Delaware limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

See attached **Exhibit A.**

This is improved (x) ~~unimproved ( )~~ property known as:

5450 Mount View Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs successors and assigns, forever.

GRANTOR covenants and binds himself, his heirs and representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor executed this instrument on this 25th day of November, 2025.

GRANTOR:

BLVD LONESTAR HOLDINGS LLC,
a Texas limited liability company

By: _____
Name: Scott A. Ginsburg
Title: Manager

STATE OF _____)
) ss.
COUNTY OF _____)

On November ___, 2025, before me, _____, (Here insert name and title of the officer), a notary public, personally appeared _____, 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.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

See attached Acknowledgment

CALIFORNIA ACKNOWLEDGMENT 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, accuracy, or validity of that document.

State of California
County of Los Angeles }

On November 21, 2025 before me, Kevin Costopoulos, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Scott A. Ginsburg
Name(s) of Signer(s)

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.

KEVIN COSTOPOULOS
Notary Public - California
Los Angeles County
Commission # 2533325
My Comm. Expires Sep 25, 2029

Place Notary Seal and/or Stamp Above

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.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,900,000.00.

Affiant

Subscribed and sworn before me, this the 25 day of November, 2025.

Notary Public

My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being Lot 2B of revision two, resubdivision of Lots 2 & 3, The CROSSINGS AT HICKORY HOLLOW, Subdivision Number 2021S-032-001.

Said property being described in final plat being recorded on July 8, 2021, of record in Instrument No. 202107080091836, being more particularly described therein.

Being the same property conveyed to BLVD LONESTAR HOLDINGS LLC, a Texas limited liability company, by deed from TA NASHVILLE MVR LLC, a Delaware limited liability company, of record in Instrument No. 20251125-0094287, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 202107080091836, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Overhead Line Easement, by and between Hickory Hollow Associates, a joint venture composed of Hickory Hollow Mall, Inc. and The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, of record in Book 6025, Page 813, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Hickory Hollow Associates, a joint venture and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, of record in Book 8461, Page 443, in the Register's Office of Davidson County, Tennessee.

5. Easement(s) granted Charles Wheeler Hord, et al., by Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 201202280017172, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by TA Nashville MVR LLC, of record in Instrument No. 202108130109819, in the Register's Office of Davidson County, Tennessee.

7. Rights of the Railroad Company to expand its right of way to its full charter width.

8. Rights of parties in possession not shown by the Public Records.

9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Kelly C. Kilgore, TN R.L.S. No. 3439, Ragan-Smith Associates, LLC on 11/21/2025, last revised _____, designated Project No. 25-0285: _____.

10. Deed of Trust to secure an original indebtedness of $16,340,000.00 recorded 202511250094290 as _____ of Official Records.

Dated:	November 1, 2025
Trustor:	Launchpad Development Three Nashville, LLC, a Delaware limited liability company
Trustee:	Denise Williams
Beneficiary:	Wilmington Trust, National Association