Karen Johnson Davidson County
Batch# 1362011 DEEDWARRSP
12/29/2025 12:31:30 PM 9 pgs
Fees: $48.00 Taxes: $111,000.00
20251229-0102826

Return to:
Jordan Pittman
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
470-602-0747
File No. TN252302007J

SPECIAL WARRANTY DEED

This Instrument Prepared By:
Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, Illinois 60606
Elizabeth J. Cooper

FROM: THE GC NET LEASE (NASHVILLE) INVESTORS, LLC, a Delaware limited liability company, Grantor
TO: GREAT CIRCLE ROAD VENTURE, LLC, a Delaware limited liability company, Grantee
Address of Property: 500 and 530 Great Circle Road, Nashville, Tennessee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Tax Parcel Number:
Great Circle Road Venture LLC 644 Menlo Avenue, Suite 200 Menlo Park, CA 94025	Great Circle Road Venture LLC 644 Menlo Avenue, Suite 200 Menlo Park, CA 94025	070-11-0-011.00 070-11-0-005.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION OF the sum of THIRTY MILLION AND NO/100 ($30,000,000.00), the receipt and sufficiency of which are hereby acknowledged, THE GC NET LEASE (NASHVILLE) INVESTORS, LLC, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto GREAT CIRCLE ROAD VENTURE, LLC, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain improved tract or parcel of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "**Property**").

The Property is improved property known as 500 and 530 Great Circle Road, Nashville, Tennessee.

This conveyance is expressly made subject to non-delinquent real estate taxes, rights of any tenants under unrecorded leases, all easements, restrictions, reservations, covenants and other matters now of record (collectively, the "**Permitted Encumbrances**").

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property (subject to the Permitted Encumbrances).

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the Permitted Encumbrances), but not further or otherwise. This conveyance is expressly made subject to the Permitted Encumbrances.

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AGENT OF GRANTEE:

Asia Haynes

By:

Name: Asia Haynes

Its: Agent

Sworn to and subscribed before me, this 24th day of December, 2025.

HOLLY KRAMER
Notary Public, Georgia
Cobb County
My Commission Expires
January 24, 2027

Notary Public

My Commission Expires: 1-24-2027

Witness my hand this 18 day of December, 2025.

GRANTOR:

The GC Net Lease (Nashville) Investors, LLC, a Delaware limited liability company

By: _____
Name: Javier F. Bitar
Title: Chief Financial Officer and Treasurer

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 December 15, 2025 (*Date*) before me, Karina Nichols Perrantes, Notary Public (*Here Insert Name and Title of the Officer*),

personally appeared Javier F. Bitar (*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.

KARINA NICHOLS PERRANTES
Notary Public - California
Los Angeles County
Commission # 2431454
My Comm. Expires Dec 18, 2026

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: _____

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Exhibit A to Special Warranty Deed

Property Description

500 Great Circle Road

Parcel 1:

Approximately 11.68 acres in Davidson County, Tennessee, being Lot No. 31-A on the Resubdivision Plat of Lot 31, MetroCenter, Section 2, of record as Instrument No. 20100903-0070256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

As further described:

Beginning at an existing iron rod on the Easterly right-of-way line of Great Circle Road, 84 feet in width, at a corner common with Lot 28B on the Resubdivision of Lot 28A, Third Revision, Resubdivision of Tract 28, Section II, Metrocenter, of record in Instrument Number 20050815-0096242;

Thence with the Easterly right-of-way line of Great Circle Road, North 11 deg 19 min 29 sec West, 497.77 feet to an existing iron rod at a corner common with Lot 31 -B, First Revision to Lot 31 - B, Metrocenter, Section 2 of record in Instrument Number 20130109-003007;

Thence leaving the Easterly right-of-way line of Great Circle Road with the Southerly line of said Lot 31-B, North 88 deg 59 min 55 sec East, 968.88 feet to a point in Amulet Lake on the Westerly line of Lot 36, Metrocenter Section 2 of record in Plat Book 5200, Page 237;

Thence with the Westerly line of said Lot 36, South 37 deg 15 min 21 sec East, 572.67 feet to a point in Amulet Lake at a corner common with Lot 28, Third Revision, Resubdivision of Tract 28, Section II, Metrocenter of record in Plat Book 7900, Page 409;

Thence first with the Northerly line of said Lot 28 and then with the Northerly line of said Lot 28B, South 88 deg 59 min 55 sec West, 994.56 feet to an existing iron rod on the Northerly line of said Lot 28B;

Thence with the Northerly line of Lot 28B for the following two calls:

1) South 84 deg 01 min 52 sec West, 135.03 feet to an existing iron rod,

2) South 78 deg 41 min 51 sec West, 90.72 feet to the Point of Beginning; containing 508,829 square feet or 11.681 acres more or less.

Being the same property conveyed to The GC Net Lease (Nashville) Investors, LLC (by virtue of Quitclaim Deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, dated August 31, 2022, recorded September 7, 2022, in Instrument No. 20220907010083, in the Register's Office for Davidson County, Tennessee).

530 Great Circle Road

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 31-B on the First Revision to Lot 31B, MetroCenter, Section 2, of record as Instrument No. 20130109-0003007, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

As further described:

Beginning at an existing iron rod on the Easterly right-of-way line of Great Circle Road, 84 feet in width, at a corner common with Lot 31-A, on the Resubdivision of Lot 31, Metrocenter, Section 2 of record in Instrument Number 20100903-0070256;

Thence continuing with the Easterly right-of-way line of Great Circle Road for the following three calls:

1) North 11 deg 19 min 29 sec West, 37.49 feet to an existing iron rod,

2) With a curve to the right having a radius of 458.00 feet, a curve length of 581.94 feet and a chord bearing and distance of North 25 deg 04 min 32 sec East, 543.58 feet to an existing iron rod,

3) North 61 deg 28 min 33 sec East, 286.82 feet to a point in Amulet Lake at a corner common with Lot 36, Metrocenter, Section II of record in Plat Book 5200, Page 237;

Thence with the Westerly line of said Lot 36, South 37 deg 15 min 21 sec East, 815.56 feet to a point in Amulet Lake at a corner common with said Lot 31-A;

Thence with the Northerly line of Lot 31-A, South 88 deg 59 min 55 sec West, 968.88 feet to the Point of Beginning, containing 409,112 square feet or 9.392 acres more or less.

Being the same property conveyed to The GC Net Lease (Nashville) Investors, LLC (by virtue of Quitclaim Deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, dated August 31, 2022, recorded September 7, 2022, in Instrument No. 20220907010082, in the Register's Office for Davidson County, Tennessee).

Exhibit B to Special Warranty Deed

Permitted Exceptions

1. All taxes not yet due and payable and subsequent years and any additional taxes, interest, and/or penalties which may be assessed for prior years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records for Davidson County.
2. Rights of tenants, as tenants only in possession of subject property.
3. Book 7487, Page 952, Book 10602, Page 499; and Instrument No. 20060531-0063833, in the Register's Office for Davidson County, Tennessee.
4. Riparian rights of others in Amulet Lake located on subject property.
5. Book 5225, Page 120, in the Register's Office for Davidson County, Tennessee.
6. Instrument Number 20100820-0065784, in the Register's Office for Davidson County, Tennessee.
7. Ordinance Nos. 73-608, 86-346 and 92-494, aforesaid records.
8. Instrument No. 20110602-0042011, in the Register's Office for Davidson County, Tennessee.
9. Instrument Number 20110602-0042057, in the Register's Office for Davidson County,
10. Tennessee.
11. Instrument Number 20110602-0042184, in the Register's Office for Davidson County,
12. Tennessee.
13. Instrument Number 20110602-0042198, in the Register's Office for Davidson County,
14. Tennessee.
15. Instrument No. 20130109-0003007, in the Register's Office for Davidson County, Tennessee.
16. Matters shown or stated on ALTA/NSPS Land Title Survey prepared by Michael H. Charette, RLS NO. 2048, dated November 12, 2025, last revised * December 23, 2025, bearing Project No. 21102b-UP2.

Tennessee Certification of Electronic Document

I, Asia Haynes, 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 12/18/25 (date of document).

Asia Haynes
Affiant Signature

12/24/25
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 24 day of December, 2025.

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

