Return to:
Jordan Pittman
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
470-602-0747
File No. TN252302008J

Karen Johnson Davidson County
Batch# 1362011 DEEDQC
12/29/2025 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102830

QUITCLAIM DEED

FROM: GREAT CIRCLE ROAD VENTURE, LLC, a Delaware limited liability company

This instrument was prepared by:
William D. Pugh, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: 530 Great Circle Road Owner, LLC, a Delaware limited liability company

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
530 Great Circle Road Owner, LLC 644 Menlo Avenue, Suite 200 Menlo Park, CA 94025	530 Great Circle Road Owner, LLC 644 Menlo Avenue, Suite 200 Menlo Park, CA 94025	070-11-0-005.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

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

Notary Public

My Commission Expires: 1-24-2027

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, GREAT CIRCLE ROAD VENTURE, LLC, a Delaware limited liability company (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto 530 GREAT CIRCLE ROAD OWNER, LLC, a Delaware limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

For information purposes only: 530 Great Circle Road, Nashville, Tennessee 37228

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 18 day of December, 2025.

GRANTOR: Great Circle Road Venture, LLC,
a Delaware limited liability company

By: _____
Name: Scott Smithers
Title: Authorized Signatory

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 CA)
)
COUNTY OF SAN MATEO)

On December 17, 2025, before me, HAIDEE CASTRO BALUTA, Notary Public, personally appeared Scott Smithers, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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 _____

HAIDEE CASTRO BALUTA
Notary Public · California
San Mateo County
Commission # 2499851
My Comm. Expires Oct 13, 2028

EXHIBIT A

PROPERTY DESCRIPTION

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 a portion of the same property conveyed to GREAT CIRCLE ROAD VENTURE, LLC, a Delaware limited liability company (by virtue of Special Warranty Deed from THE GC NET LEASE (NASHVILLE) INVESTORS, LLC, a Delaware limited liability company) dated December 18 2025, recorded December 29, 2025, in Instrument No. 202512290102826, in the Register's Office for Davidson County, Tennessee).

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

