This instrument was prepared by:

Russell B. Shelton, Esquire
NNN REIT, INC.
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

Karen Johnson Davidson County
Batch# 1363789 DEEDWARRSP
12/31/2025 07:13:30 AM 6 pgs
Fees: $33.00 Taxes: $3,459.50
20251231-0104002

This instrument should be returned to:

Atlas Site Partners
PO Box 4117
Brentwood, TN 37024

Mail Tax Statements to:

Atlas Site Partners
PO Box 4117
Brentwood, TN 37024

Tax Parcel I.D. No.: 043-03-0-012.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 19th day of December, 2025, by **NNN REIT, INC.**, a Maryland corporation, having a mailing address at 450 S. Orange Avenue, Suite 900, Orlando, Florida 32801 (hereinafter referred to as the "**Grantor**") to **ATLAS SITE PARTNERS**, a Tennessee partnership, whose address is PO Box 4117, Brentwood, Tennessee 37024 (hereinafter referred to as the "**Grantee**");

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Davidson County, Tennessee, more particularly described as follows, to wit:

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Name: Jennifer A.M. Wood

Name: Kimberly A. Fooks

NNN REIT, INC.,
a Maryland corporation

By:
Name: Gina Steffens
Title: Executive Vice President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, Ivette Cordero, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gina Steffens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be the Executive Vice President of NNN REIT, INC., a Maryland corporation, the within named bargainor, a corporation, and that he/she as such Executive Vice President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself or herself as such Executive Vice President.

Witness my hand, at office, this 15th day of December, 2025.

Notary Public - State of Florida
Printed Name: Ivette Cordero
Commission Number:
Commission Expires:

(NOTARY SEAL)

IVETTE CORDERO
Commission # HH 365509
Expires April 3, 2027

STATE OF TN }
COUNTY OF Williamson }

The actual consideration or value, whichever is greater, for this transfer is $935,000.00.

ATLAS SITE PARTNERS, a Tennessee partnership

By: _____
Name: Anthem
Its: Partner

Subscribed and sworn to before me this this 17th day of December, 2025.

William R Hackler
Notary Public

My Commission Expires: 08/10/2027

WILLIAM R. HACKLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/10/2027
WILLIAMSON COUNTY

SEE ATTACHED EXHIBIT "A"

(hereinafter referred to as the "**Property**");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO all easements, restrictions, encumbrances and any and all other matters of record, if any, the reference to which shall not operate to reimpose the same.

GRANTEE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS IN TITLE TO THE PROPERTY, HEREBY VOLUNTARILY AND KNOWINGLY WAIVES, RELEASES AND FOREVER DISCHARGES GRANTOR AND ITS SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL RIGHTS, CLAIMS, DEMANDS, CAUSES OF ACTION, PENALTIES, FINES, LIABILITIES, SETTLEMENTS, DAMAGES, COSTS OR EXPENSES OF WHATEVER KIND OR NATURE, EXISTING AND FUTURE, CONTINGENT OR OTHERWISE (INCLUDING ANY ACTION OR PROCEEDING, BROUGHT OR THREATENED, OR ORDERED BY ANY GOVERNMENTAL ENTITY) AT LAW OR IN EQUITY, WHETHER ARISING FROM CONTRACT, TORT, COMMON LAW, OR BY STATUTE, WHETHER MADE, SUFFERED OR INCURRED BY GRANTEE OR ANY OF ITS AGENTS, AFFILIATES, SUCCESSORS AND ASSIGNS AND WHETHER KNOWN OR UNKNOWN AT THE TIME OF THIS INSTRUMENT, WHICH GRANTEE HAS OR MAY HAVE IN THE FUTURE, ARISING OUT OF THE PROPERTY, THE PHYSICAL CONDITION OF THE PROPERTY, OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) ANY CLAIM FOR INDEMNIFICATION, CONTRIBUTION OR OTHERWISE ARISING UNDER ANY HAZARDOUS MATERIALS LAWS OR RELATING TO THE PRESENCE, MISUSE, USE, DISPOSAL, RELEASE OR THREATENED RELEASE OF ANY HAZARDOUS MATERIALS, CHEMICALS OR WASTES AT THE PROPERTY, (II) THE PRESENCE OR ABSENCE OF MOLD, SPORES, FUNGI, POLLEN OR OTHER BOTANICAL ALLERGENS AT THE PROPERTY, OR (III) ANY OTHER CAUSE OF ACTION BASED ON ANY OTHER STATE, LOCAL, OR FEDERAL HAZARDOUS MATERIALS LAW, RULE OR REGULATION.

[The remainder of this page intentionally left blank.
Signatures appear on next page.]

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Plan of Rivergate Industrial Park, Section Three, as of record in Book 6200, Page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to GPI Properities 1995, L.L.C. a North Carolina limited liability company by Tennessee General Warranty Deed dated April 4, 1996 from PDW Real Estate Limited Partnership, a North Carolina limited partnership as recorded in Book 10027, Page 428, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sky Brooks, 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 December 19, 2025 (date of document).

Affiant Signature

December 30, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of December, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON