Karen Johnson Davidson County
Batch# 1363792 DEEDWARRSP
12/31/2025 07:21:30 AM 8 pgs
Fees: $43.00 Taxes: $333,991.60
20251231-0104006

NOTARY SEAL	STATE OF Florida COUNTY OF Seminole The actual consideration or value, whichever is greater, for this transaction is $90,268,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of December, 2025. Notary Public My Commission Expires: Oct 24, 2026

CARMEN M. TORRES
MY COMMISSION # HH 325226
EXPIRES: October 24, 2026

Address of New Owner:	Map/Parcel Numbers:	Send Tax Bills To:
PR Georgetown Bellevue LLC c/o Prospect Ridge Two Embarcadero Center, Suite 480 San Francisco, CA 94111	128-000-187.00	[Same as New Owner]

This Instrument Prepared By:
Seyfarth Shaw LLP, 1075 Peachtree Street NE, Suite 2500, Atlanta, Georgia, Attn: Steven L. Kennedy, Esq.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **METROPOLITAN LIFE INSURANCE COMPANY**, a New York corporation ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **PR GEORGETOWN BELLEVUE LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The Property is improved property located at 7614 Highway 70 South, Nashville, Tennessee 37221.

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

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.

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**, none of which are sought to be reimposed hereby.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed ~~as of~~ the 15 day of December, 2025. EFFECTIVE AS OF DECEMBER 22, 2025

GRANTOR:

METROPOLITAN LIFE INSURANCE COMPANY,
a New York corporation

By: MetLife Investment Management, LLC,
a Delaware limited liability company,
its investment manager

By: Thomas Ryan
Name: Thomas Ryan
Title: Authorized Signatory
and Managing Member

THE STATE OF GEORGIA §
§
COUNTY OF FULTON §

This instrument was acknowledged before me on December 15, 2025, by Thomas Ryan, as Authorized Signatory and Managing Member of MetLife Investment Management, LLC, a Delaware limited liability company, investment manager of Metropolitan Life Insurance Company, a New York corporation, on behalf of said corporation.

CHRIS RAINES
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 02, 2026

Notary Public, State of Georgia

EXHIBIT A

BEING ALL OF THAT PARCEL OF LAND SHOWN AS LOT 1 ON THAT CERTAIN PLAT TITLED "RESUBDIVISION PLAT OF LOTS 1, 3, & 4 ONE BELLEVUE PLACE (FORMERLY LOTS NOS. 3 & 4 OF ONE BELLEVUE PLACE IN PLAT INSTR. NO 20151218-0127344 AND LOT 1 OF THE RESUBDIVISION OF LOT 1 OF ONE BELLEVUE PLACE OF RECORD IN PLAT INST. NO. 20161020-0111109 R.O.D.C.)" OF RECORD AS DOCUMENT NO 201707240074739 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Metropolitan Life Insurance Company, a New York corporation, by Special Warranty Deed from Bellevue Redevelopment Associates, L.P., a Delaware limited partnership of record in Instrument No. 201901240007123, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

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

2. All matters shown on plat(s) of record in Instrument No. 201707240074739, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Grant of Easement for Sewer Line, by and between Bellevue Associates, a Tennessee general partnership and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 6551, Page 981, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement, by and between Bellevue Associates, a Tennessee general partnership, and Third National Bank, a national banking association, of record in Book 6630, Page 313, in the Register's Office of Davidson County, Tennessee.

5. Matters contained in Deed of recorded in Book 9585, Page 430; as affected by Termination of Restrictions, Covenants and Conditions in Instrument No. 201601050000933, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Grant of Curb Cut(s) and Access Easement, by and between Bellevue Associates II, a Tennessee general partnership, and A & H Ventures, a Tennessee general partnership, of record in Instrument No. 200004060034886, in the Register's Office of Davidson County, Tennessee.

7. Reservations and easements contained in Deed of recorded in Instrument No. 200205220062445, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Bellevue Development, LLC, of record in Instrument No. 201511170116639, in the Register's Office of Davidson County, Tennessee.

9. Resolution Regarding Abandonment of Easement Rights of record in Instrument No. 201512210127997, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Declaration of Covenants, Conditions, Restrictions and Easements for Crescent Bellevue and One Bellevue Place, which contains provisions for private charges or assessments, by Bellevue Redevelopment Associates, LP, of record in Instrument No. 201601050000937; as affected by the First Amendment to Declaration of Covenants, Restrictions and Easements for Crescent Bellevue and One Bellevue Place of record in Instrument No. 201805020041865, in the Register's Office of Davidson County, Tennessee.

    As affected by the Assignment and Assumption Agreement, by and between Bellevue Redevelopment Associates, L.P., a Delaware limited partnership, and Metropolitan Life Insurance Company, a New York corporation, of record in Instrument No. 201901240007124, in the Register's Office of Davidson County, Tennessee.

11. Use restrictions set forth in the unrecorded lease, evidenced by the Memorandum of Lease by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership, and

Panera, LLC, a Delaware limited liability company, of record in Instrument No. 201606020055317, in the Register's Office of Davidson County, Tennessee.

12. Use restrictions set forth in the unrecorded lease, evidenced by the Memorandum of Lease by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership, and Chili's, Inc., a Tennessee corporation, of record in Instrument No. 201607070069450, in the Register's Office of Davidson County, Tennessee.

13. Use restrictions set forth in the unrecorded lease, evidenced by the Memorandum of Lease by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership, and Burlington Coat Factory Warehouse of Shelby, Inc., a Tennessee corporation, of record in Instrument No. 201607110070409, in the Register's Office of Davidson County, Tennessee.

14. Use restrictions set forth in the unrecorded lease, evidenced by the Memorandum of Lease by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership, and Homegoods, Inc., a Delaware corporation, of record in Instrument No. 201607120071356, in the Register's Office of Davidson County, Tennessee.

15. Use restrictions set forth in the unrecorded lease, evidenced by the Memorandum of Lease by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership, and Petsmart, Inc., a Delaware corporation, of record in Instrument No. 201609160097698, in the Register's Office of Davidson County, Tennessee.

16. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Bellevue Redevelopment Associates, LP, of record in Instrument No. 201609080094427, in the Register's Office of Davidson County, Tennessee.

17. Use restrictions set forth in the unrecorded lease, evidenced by the Memorandum of Lease by and between Bellevue Redevelopment Associates, LP and Michaels Stores, Inc., a Delaware corporation, of record in Instrument No. 201610310114689, in the Register's Office of Davidson County, Tennessee.

18. Easement Agreement from Publix Tennessee, LLC to Bellevue Redevelopment Associates, LP, of record in Instrument No. 201609200099101, in the Register's Office of Davidson County, Tennessee.

19. Terms and provisions of Agreement Regarding Outparcels, by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership and Publix Tennessee, LLC, a Florida limited liability company, of record in 201609200099116, in the Register's Office of Davidson County, Tennessee.

20. Easements, restrictions, covenants, and conditions of the Declaration of Covenants, Restrictions and Easements for One Bellevue Place, which contains provisions for private charges or assessments, by Bellevue Redevelopment Associates, LP, a Delaware limited partnership, of record in Instrument No. 201611030116535; as affected by the First Amendment to Declaration of Covenants, Restrictions and Easements for One Bellevue Place of record in Instrument No. 201708100082117; as affected by the Second Amendment to Declaration of Covenants, Restrictions and Easements for One Bellevue Place of record in Instrument No. 201711170118506; and as affected by the Third Amendment to Declaration of

Covenants, Restrictions and Easements for One Bellevue Place in Instrument No. 201805020041864, in the Register's Office of Davidson County, Tennessee.

21. Terms and provisions of Agreement for Dedication of Public Street Right-of-Way, by and between Bellevue Redevelopment Associates, LP and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201611150120090, in the Register's Office of Davidson County, Tennessee.

22. Use restrictions set forth in the unrecorded lease, evidenced by the Memorandum of Lease by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership and Ulta Salon, Cosmetics & Fragrance, Inc., a Delaware corporation, of record in Instrument No. 201701180005472, in the Register's Office of Davidson County, Tennessee.

23. Use restrictions set forth in the unrecorded lease, evidenced by the Memorandum of Lease by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership, and Ross Dress for Less, Inc., a Virginia corporation, of record in Instrument No. 201701230006795, in the Register's Office of Davidson County, Tennessee.

24. Use restrictions set forth in the unrecorded lease, evidenced by the Memorandum of Lease by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership, and Kirkland's Stores, Inc., a Tennessee corporation, of record in Instrument No. 201702220017842, in the Register's Office of Davidson County, Tennessee.

25. Terms and provisions of Easement Agreement, by and between Regions Bank and Bellevue Redevelopment Associates, LP, a Delaware limited partnership, of record in Instrument No. 201808300086048, in the Register's Office of Davidson County, Tennessee.

26. Terms and provisions of Easement Agreement, by and between Publix Tennessee, LLC, a Florida limited liability company and Bellevue Redevelopment Associates, LP, of record in Instrument No. 201808300086049, in the Register's Office of Davidson County, Tennessee.

27. Terms and provisions of Declaration of Easements, by Bellevue Redevelopment Associates, LP, a Delaware limited partnership, of record in Instrument No. 201901240007122, in the Register's Office of Davidson County, Tennessee.

28. Use restrictions set forth in the unrecorded lease, evidenced by the Short Form Lease by and between Bellevue Redevelopment Associates, LP, a Delaware limited partnership, and Chick-Fil-A, Inc., a Georgia corporation, of record in Instrument No. 201902130013575, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Lori R. Harding do hereby make oath that I am a licensed attorney and/or the custodian of the original and electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature LORI R. HARDING

State of Florida

County of Seminole

Personally appeared before me, Carmen M. Torres, a notary public for this county and state, Lori R. Harding who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/24/26
Notary' Seal (if on paper)

CARMEN M. TORRES
MY COMMISSION # HH 325226
EXPIRES: October 24, 2026