Recording requested by, and
After recording return to:
Realty Income Properties 17, LLC
c/o Realty Income Corporation
Attn: Legal Acquisitions
11995 El Camino Real
San Diego, CA 92130
(858) 284-5000

Send tax statements to:
Realty Income Properties 17, LLC
Attn: Tax Department
11995 El Camino Real
San Diego, CA 92130

Karen Johnson Davidson County
Batch# 1366839 DEEDWARRSP
01/07/2026 11:26:30 AM 7 pgs
Fees: $38.00 Taxes: $25,308.00
20260107-0001377

Property Tax Parcel Number: 117-11-0-015.00

SPECIAL WARRANTY DEED

THAT 1710 WOODMONT BLVD LLC, a Tennessee limited liability company, whose mailing address is 550 California St, Ste 930, San Francisco, CA 94104, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to **REALTY INCOME PROPERTIES 17, LLC**, a Delaware limited liability company, whose mailing address is c/o Realty Income Corporation, 11995 El Camino Real, San Diego, CA 92130, the real property described on the attached **Exhibit A** (the "**Property**").

The Property includes all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements situated thereon, all sewer and wastewater discharge capacity allocated or reserved thereto, all potable water capacity allocated or reserved thereto, all other utility rights allocated or reserved thereto, all development rights with respect thereto and any right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way and any adjacent strips or gores of real estate.

This conveyance is made subject to those matters described on the attached **Exhibit B**, but only to the extent the same are valid and subsisting and affect or relate to a Property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we so covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of Page Intentionally Blank; Signature Page Follows]

EXECUTED this 17th day of October, 2025, to be effective November 14, 2025.

GRANTOR:

1710 WOODMONT BLVD, LLC,
a Tennessee limited liability company

By: Evcap Manager, LLC
Its: Manager

By: _____
Name: J.R. Garibaldi
Title: Manager

STATE OF California)
)ss.
COUNTY OF [illegible])

SEE ATTACHED CERTIFICATE

On this 17th day of October, 2025, before me personally appeared J.R. Garibaldi, known to me (or 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 or she executed the same in his or her authorized capacity and that by his or her signature on the instrument, the person executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

_____
Notary Public

SEE ATTACHED CERTIFICATE

CALIFORNIA ALL-PURPOSE 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 Marin)

On October 7, 2025 before me, Jeremy Frech, Notary Public,

personally appeared John Ross Gaviglio

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.

JEREMY FRECH
Notary Public - California
Marin County
Commission # 2427422
My Comm. Expires Nov 20, 2026

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

Place Notary Seal Above

OPTIONAL

Though this section is 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: Special Warranty Deed
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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I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,840,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Approved as to Form
Legal Department
TRM
T. Miedema

Affiant:

REALTY INCOME PROPERTIES 17, LLC,
a Delaware limited liability company

By: Realty Income Corporation,
a Maryland corporation, its member manager

By: _____
Name: Karolina Ericsson
Title: SVP, Associate General Counsel

JURAT

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 SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 16th day of October, 2025, by Karolina Ericsson, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____
Signature of Notary Public (Notary Seal)

KATHERINE WALSH
Notary Public - California
San Diego County
Commission # 2501574
My Comm. Expires Oct 6, 2028

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, Being Lots Nos. 101 and 102 on the Plan of the North part of Neal's Subdivision of Watkins Grove, as of record in Book 547, Page 156, Register's Office for said County.

Said Lots Nos. 101 and 102 adjoin and front together 425 feet on the easterly side of Stokesmont Road, formerly Nord Street, and extend back between parallel lines, along the northerly margin of Woodmont Boulevard, 200 feet to a dead line.

Being the same property conveyed to 1710 Woodmont Blvd LLC, a Tennessee limited liability company by Warranty Deed from Woodmont Bible Church of record in Instrument No. 20221228-0132972, Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on December 28, 2022.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2025, a lien not yet due and payable.
2. Restriction contained in Deed of record in Book 2878, Page 369, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Madison Hartley, 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 October 17, 2025 (date of document).

Affiant Signature

October 17, 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of October, 2025.

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My commission expires: 9/5/2028