This Instrument was Prepared By:
The Chase Law Group, LLC
1447 York Road, Suite 606
Lutherville, MD 21093
Attn: Mark Graybeal, Esq.

Karen Johnson Davidson County
Batch# 1369283 DEEDWARRSP
01/13/2026 10:07:30 AM 8 pgs
Fees: $43.00 Taxes: $100,825.00
20260113-0002964

This Instrument Should be Returned To:

Greenberg Traurig, LLP
One Vanderbilt Avenue
New York, NY 10017
Attention: Peter Borock, Esq.

LSU: TNFAZ5-6210

Address New Owner:	*Send Tax Bills To:*	*Map & Parcel No.:*
300 Oak Bluff, LLC c/o Raith Capital Partners, LLC 666 Third Avenue, Suite 1701, New York, New York 10017	300 Oak Bluff, LLC c/o Raith Capital Partners, LLC 666 Third Avenue, Suite 1701, New York, New York 10017	Tax Parcel Number: 012-15-0-A-203.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12th day of January 2026, by and between EXETER 300 OAKBLUFF (2020), LLC, a Delaware limited liability company ("**Grantor**"), and 300 OAK BLUFF, LLC, a Delaware limited liability company ("**Grantee**").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "**Real Estate**"), situated and being in the City of Goodlettsville, Davidson County, Tennessee:

SEE **EXHIBIT "A"** ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

The above-described property is the same property conveyed to Grantor herein by Mid-South 300 Oakbluff (TN), LLC of record as Instrument No. 20210205-0016610 in the Davidson County, Tennessee Register's Office.

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belong or in anywise appertaining unto Grantee, and Grantee's successors and assigns in fee simple 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 hereby covenants with Grantee that it will warrant and forever defend against the lawful claims of all persons claiming by or through Grantor but not further or otherwise, excepting those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

WITNESS the signature of Grantor as of the day and year first above written.

EXETER 300 OAKBLUFF (2020), LLC,
a Delaware limited liability company

By: Exeter Operating Partnership V, L.P., a Delaware limited partnership, its sole Member

By: Exeter Operating Partnership V GP LLC, a Delaware limited liability company, its sole general partner

By: Exeter Industrial REIT V LLC, a Delaware limited liability company, its sole member

By: _____
Name: J. Peter Lloyd
Title: Vice President

STATE OF Pennsylvania)
) SS:
COUNTY OF Delaware)

I, Anya Chrystal, a Notary Public in and for the County and Commonwealth aforesaid, do hereby certify that J. Peter Lloyd, the Vice President of Exeter Industrial REIT V LLC, a Delaware limited liability company, the sole member of Exeter Operating Partnership V GP LLC, a Delaware limited liability company, the sole general partner of Exeter Operating Partnership V, L.P., a Delaware limited partnership, the sole member of EXETER 300 OAKBLUFF (2020), LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of said limited liability company as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8th day of January, 2026.

Anya Chrystal
Notary Public

My Commission Expires: 3/12/29

Commonwealth of Pennsylvania - Notary Seal
Anya Chrystal, Notary Public
Delaware County
My commission expires March 12, 2029
Commission number 1391026

I, or we, hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $27,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of January, 2026.

Notary Public

My Commission Expires: 3/12/29

Commonwealth of Pennsylvania - Notary Seal
Anya Chrystal, Notary Public
Delaware County
My commission expires March 12, 2029
Commission number 1391026

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Parcel 1:
Lot 3, Northfork Industrial Park, Section 1, Phase 1, according to the plat thereof, as recorded in Plat Book 9700, Page 387, Register's Office of Davidson County.

Also being described as:

Beginning at a point in the Easterly margin of Oakbluff Lane, said point being the common corner of herein described tract and Lot No. 2;

Thence, leaving Oakbluff Lane with the common line of Lots 2 and 3, N 85° 42' 05" E, 343.10 feet to a point in the proposed 100-year flood plain;

Thence, with the proposed 100-year flood plain line the following calls:

S 63° 24' 50" W, 19.77 feet to a point;
S 85° 08' 07" W, 72.02 feet to a point;
S 08° 34' 54" W, 95.45 feet to a point;
S 62° 14' 26" W, 47.00 feet to a point;
S 05° 45' 07" E, 288.53 feet to a point;
S 19° 23' 13" W, 48.35 feet to a point;
S 09° 48' 42" W, 79.04 feet to a point;
S 07° 18' 59" E, 40.44 feet to a point;
S 83° 37' 46" W, 255.12 feet to a point;
S 85° 10' 49" E, 163.31 feet to a point;
S 04° 14' 13" W, 10.60 feet to a point;

In the Northerly line of new testament church of record in Deed Book 10616, Page 709, R.O.D.C.;

Thence, with the Church's North Line, S 82° 06' 32" W, 574.99 feet to a point in the Easterly margin of CSX Transportation Railroad;

Thence, with said margin, N 06° 51' 11" W, 651.99 feet to a point;

Thence, leaving said margin with the Southerly line of Lot No. 4, N 85° 42' 05" E, 419.05 feet to a point in the Westerly margin of Oakbluff Lane;

Thence, with the margins of Oakbluff Lane and a curve concave to the East having a central angle of 180° 00' 03", a radius of 60.00 feet and a chord of N 85° 42' 04" E, 120.00 feet for an arc length

of 188.50 feet to the Point of Beginning, containing 440,486 square feet or 10.11 acres, more or less.

Parcel 2:
Together with easements appurtenant to said property as contained in that certain Amended and Restated Declaration of Protective Covenants Agreements, Charges, Assessments and Liens for Northfork Industrial Park, Section 1, of record in Book 10199, Page 480, as amended in Book 10208, Page 371, and in Book 10505, Page 509, in the Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Exeter 300 Oakbluff (2020), LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20210205-0016610, in the Register's Office of Davidson County, Tennessee.

Property Address: 300 Oakbluff Lane
Map 012-15-0A Parcel 203.00CO

EXHIBIT "B"

EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, a lien, not yet due and payable.
2. Rights of Fuse Technical Group LLC, as tenant only in possession of subject property under an unrecorded lease, without any right of first refusal or option to purchase the Land.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
4. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records or are shown in Schedule B.
5. Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and T.C.A. Section 67-5-603 et seq. or Back Assessments pursuant to T.C.A. Section 67-1-1001 et seq., none currently due and payable.
6. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 387, Register's Office for Davidson County; Tennessee.
7. Amended and Restated Declaration of Protective Covenants Agreements, Charges, Assessments and Liens for Northfork Industrial Park, Section 1, of record in Book 10199, Page 480, as amended in Book 10208, Page 371, and in Book 10505, Page 509, in the Register's Office for Davidson County, Tennessee.
8. Bylaws of Northfork Industrial Park Owners' Association Inc., of record in Book 10208, Page 387, as amended in Book 10505, Page 509, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Lucy Scheivert, do hereby make oath that I am a licensed attorney and/or the custodian of the 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

Commonwealth of Pennsylvania

County of Delaware

Personally appeared before me, Jaclyn Miles, a notary public for this county and state, Lucy Scheivert 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:
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Public
Jaclyn Miles, Notary Public
Delaware County
My Commission Expires December 16, 2028
Commission Number 1382225