This instrument was prepared by:
Whitney A. Kopicky, Esq.
Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202
Telephone Number: (303) 297-2400

Karen Johnson Davidson County
Batch# 1369582 DEEDWARRSP
01/14/2026 10:06:30 AM 6 pgs
Fees: $33.00 Taxes: $34,428.50
20260114-0003330

After recording mail to:
Jad Johnson
First American Title Insurance Company
2555 E. Camelback Road, Suite 350
Phoenix, AZ 85016

SPECIAL WARRANTY DEED
(Tennessee)

New Owner Name & Address:	Send Tax Bills To:	Map-Parcel Number(s)
EPRT Tennessee Properties LLC 5 Vaughn Drive, Suite 202 Princeton, NJ 08540	Best Friends Pet Care, Inc. 535 Connecticut Ave., Suite 305 Norwalk, CT 06854 Copy to: EPRT Tennessee Properties LLC 5 Vaughn Drive, Suite 202 Princeton, NJ 08540	178-00-0-034 178-00-0-053

EFFECTIVE AS OF January 9, 2026, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LINDA F. BURNSED**, unmarried (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **EPRT TENNESSEE PROPERTIES LLC**, a Delaware limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real property, together with the improvements thereon, the fixtures affixed thereto, and all appurtenances and hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 9479 Hwy. 96, Franklin, Tennessee 37064.

Said property is conveyed subject to matters of record as of the date hereof.

Grantor covenants that it is lawfully seized in fee of the foregoing real estate and has good right to sell and convey the same. Grantor covenants and binds itself and its successors to warrant and forever defend the Grantee the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters of record as of the date hereof), but no further or otherwise.

In addition, Grantor hereby conveys to Grantee, for the same consideration set forth above and subject to any matters of public record as of the date hereof, all of Grantor's right, title and interest, if any, in and to any minerals, oil, gas and other hydrocarbon substances, development rights, air rights, water,

1278353 / 1278353A

water rights, wastewater or other utility rights, water stock relating to the land, strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights of Grantor appurtenant, abutting or adjoining said property.

[*Remainder of Page Left Blank Intentionally; Signature Page(s) to Follow*]

IN WITNESS WHEREOF, Grantor has executed this instrument effective as of the date first set forth above.

GRANTOR:

By: _____
LINDA F. BURNSED, unmarried

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On this 5th day of November, 2025, before me, the undersigned Notary Public of the aforesaid state and county, within my jurisdiction, personally appeared **LINDA F. BURNSED**, unmarried, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

_____
Notary Public

My Commission Expires: 11/2/2026

KIMBERLY ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 11-2-2026

STATE OF NEW JERSEY)
) SS.
COUNTY OF MERCER)

To the best of the undersigned affiant's knowledge, information and belief, the actual consideration or value (whichever is greater) for this transfer is $9,305,000.

EPRT TENNESSEE PROPERTIES LLC, a Delaware limited liability company

By: Essential Properties, L.P., a Delaware limited partnership, its Manager

By: Essential Properties OP G.P., LLC, a Delaware limited liability company, its General Partner

By: _____

Name: Peter M. Mavoides

Title: President & CEO

Subscribed and sworn to before me on this 14th day of October, 2025.

_____
Notary Public

My Commission Expires: 4/4/2029

JESSICA L. SCHULGEN
Commission # 50220668
Notary Public, State of New Jersey
My Commission Expires
April 04, 2029

4905-1405-4507

EP/Best Friends Pet Care
Warranty Deed (TN)
File No.: 11643/02-21.1

EXHIBIT A

Legal Description

Street Address: 9479 Hwy. 96, Franklin, TN

Legal Description:

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land as shown on Property Map 178 Assessor's Office, and lying in Davidson County, Nashville, Tennessee. Bounded in general by State Highway 96 on the North; Alice Christy et al. on the East; Elmer A. Jones and Robert Fulcher on the South and Helen F. Bradford on the West, more particularly described as follows:

Beginning at an existing iron pin at a broken state highway monument on the South side of State Highway 96, the Northwest corner of Alice Christy et al, (ref. Deed Book 10200, Page 51, R.O.D.C.); thence leaving Highway 96 and with Christy's West line S. 65 deg. 11 min. 26 sec. W 847.35 ft. to an existing iron pin on top of the ridge, Christy's Southwest corner and a corner to Elmer A. Jones (ref. Deed Book 4843, Page 965 R.O.D.C.); thence leaving Christy and with Elmer Jones East line N 18 deg. 38 min. 56 sec. E. 299.25 ft. to an iron pin set South of Little East Fork Creek; thence with Mary South's line passing through a deed overlap with Jones and Robert D. Fulcher (ref. Deed Book 10271, Page 41, R.O.D.C.) along the base of the ridge N 63 deg. 44 min. 59 sec. W 973.29 ft. to a point in Little East Fork Creek; thence leaving the creek and Richard Fulcher and with the center of Little East Fork Road running East of Helen Bradford (ref. Deed Book 6777, Page 124, R.O.D.C.) N 23 deg. 24 min. 56 sec. W passing a witness iron pin at 90.20 ft. in all 879.63 ft. to a mag nail set in the center of said road at the intersection of State Highway 96; thence leaving Little East Fork Road and with the South right of way of State Highway 96 and a curve to the left having the following characteristics: delta = 00 deg. 40 min. 47 sec.; Radius = 2401.83 ft.; Arc = 28.50 ft.; Tangent = 14.25 ft.; chord = S 54 deg. 13 min. 51 sec. E 28.50 ft. to an iron pin set; thence with a spiral to the left with 50 ft. segments S 55 deg. 08 min. 16 sec. E 53.91 ft. to a point; thence S 56 deg. 11 min. 03 sec. E 50.00 ft.; thence S 56 deg. 55 min. 10 sec. E 50.00 ft.; thence S 57 deg. 24 min. 35 sec. E 50.00 ft.; thence S 57 deg. 39 min. 18 sec. E 50.00 ft. to an iron pin set; thence S 57 deg. 41 min. 45 sec. E 874.14 ft: to an iron pin set; thence S 77 deg. 05 min. 10 sec. E 106.60 ft. to a State Highway 96 monument; thence S 57 deg. 38 min. 10 sec. E 743.86 ft. to an iron pin set; thence S 32 deg. 21 min. 50 sec. W 94.44 ft. to an iron pin set; thence S 04 deg. 36 min. 10 sec. E. 60.00 ft. to an iron pin set on the North edge of Little East Fork Creek; thence N 85 deg. 18 min. 09 sec. E 236.25 ft. to the point to beginning, containing 18.43 acres more or less.

Being the same property conveyed to Linda F. Burnsed, unmarried by Quitclaim Deed from Linda F. Burnsed, Trustee with full power to sell, assign, convey, mortgage, hypothecate or encumber, without the joinder of any beneficiary of record in Instrument No. 200207300091110, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Manuel Dominguez, 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 January 9, 2026 (date of document).

Affiant Signature

January 13, 2026
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 13th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/15/2026

NOTARY'S SEAL

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026