Karen Johnson Davidson County
Batch# 1378483 DEEDWARRSP
02/10/2026 07:38:30 AM 5 pgs
Fees: $28.00 Taxes: $20,350.00
20260210-0009783

THIS INSTRUMENT WAS PREPARED BY:

Franklin Law Firm, PLLC
111 S. Grant Street
Hinsdale, Illinois 60521
Attn: David Franklin, Esq.

SEND TAX BILL TO:

Property Tax-Ind
P.O Box 2980
Chicago, Illinois 60690

SEND RECORDED DEED TO:

c/o Link Logistics
602 W. Office Center Drive, Suite 200
Ft. Washington, Pennsylvania 19034
Attn: Christina Springrose

TAX PARCEL NO.: 106-06-0-080-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 5th day of February, by **CARL JOHNSON AND DALE BROADRICK**, a partnership ("**Grantor**"), with a mailing address of 3003 Brick Church Pike, Nashville, Tennessee 37207, to **B TP IOS FOSTER LLC**, a Delaware limited liability company ("**Grantee**"), with a mailing address of c/o Blackstone Real Estate, 345 Park Avenue, New York, New York 10154, Attn: U.S. Asset Management and General Counsel.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, 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 land, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

All of that certain land described in **Exhibit A** attached hereto (the "**Land**")

TO HAVE AND TO HOLD the Land, together with all together with all improvements (the "**Improvements**") located thereon and all of Grantor's right, title and interest, in and to all fixtures, easements, rights-of-way, development rights, mineral rights and other hereditaments and rights appurtenant thereto (collectively, the "**Property**") unto Grantee, its successors and assigns in fee simple forever.

AND, **SUBJECT, HOWEVER**, to (i) all zoning ordinances and regulations and other laws or regulations governing use or enjoyment of the Property, and (ii) all matters of record to the extent in effect and encumbering the Property.

Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend title to the Land and the Improvements against the lawful claims of all persons or entities claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

GRANTOR:

CARL JOHNSON and DALE BROADRICK, a partnership

Carl Johnson, partner

Dale Broadrick, partner

STATE OF Tennessee

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Carl Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Carl Johnson and Dale Broadrick, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 4 day of February, 2026.

Notary Public **Kay M. Habbe**

My Commission Expires: 1/28/2029

STATE OF Tennessee

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dale Broadrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Carl Johnson and Dale Broadrick, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 4 day of February, 2026.

Notary Public **Kay M. Habbe**

My Commission Expires: 1/28/2029

AFFIDAVIT

I hereby swear or affirm that to the best of undersigned's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $5,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTOR:

CARL JOHNSON and DALE BROADRICK, a partnership

Carl Johnson, partner

Dale Broadrick, partner

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Carl Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner the above named partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 4 day of February, 2026.

Notary Public **Kay M. Habbe**

My Commission Expires: 1/22/2029

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dale Broadrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner the above named partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 4 day of February, 2026.

Notary Public **Kay M. Habbe**

My Commission Expires: 1/22/2029

Exhibit A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Grayson Industrial Park, of record in Book 3842, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CARL JOHNSON, BOB PARSONS, JR. AND DALE BROADRICK, A PARTNERSHIP, by deed from DORSEY TRAILERS, INC., A DELAWARE CORPORATION, of record in Book 6379, page 496, dated August 31, 1984, as corrected in Book 6510, page 148, said Register's Office.

CARL JOHNSON, BOB PARSONS, JR. AND DALE BROADRICK, conveyed said property to CARL JOHNSON AND DALE BROADRICK, A PARTNERSHIP, by Quitclaim Deed of record in Book 9045, page 610, dated August 6, 1993, said Register's Office.

Tennessee Certification of Electronic Document

I, Kim S. Spahr, 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 02/05/2026 (date of document).

Kim S. Spahr
Affiant Signature

02/05/2026
Date

State of ILLINOIS

County of COOK

Sworn to and subscribed before me this 5th day of February, 2026.

Jack Kilian Santry
Notary's Signature

MY COMMISSION EXPIRES: 9/18/2028

NOTARY'S SEAL

OFFICIAL SEAL
JACK KILIAN SANTRY
Notary Public, State of Illinois
Commission No. 997067
My Commission Expires September 18, 2028