Karen Johnson Davidson County
Batch# 1383958 DEEDWARRSP
02/23/2026 09:28:30 AM 8 pgs
Fees: $43.00 Taxes: $325,600.00
20260223-0014003

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
IVT Nashville West 1031, LLC 3025 Highland Parkway Suite 350 Downers Grove, IL 60515	102-00-0-090.00, 102-00-0-093.00, 102-00-0-094.00	Same As New Owner
This instrument prepared by: A. Michael Lee, Jones Day, 1221 Peachtree Street, NE, Atlanta, Georgia 30361 Upon recording return to:		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Nashville West, LLC, a Delaware limited liability company (the "***Grantor***"), has granted, bargained, sold, conveyed and transferred, and by these presents does grant, bargain, sell, convey and transfer to IVT Nashville West 1031, LLC, a Delaware limited liability company (the "***Grantee***"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference, together with (i) all buildings, fixtures, structures, improvements, parking areas, driveways, entranceways, exits, lighting, signs, landscaping and other improvements located thereon (ii) all right, title and interest of Grantor in and to all streets, alleys, easements and rights-of-way in, on, across, in front of, appurtenant to, benefitting, abutting or adjoining said land and (iii) all mineral and air rights related to said land (collectively, the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.
2. Declarations, conditions, covenants, restrictions, easements, rights of way and other matters of record;
3. Zoning and building ordinances;
4. Those matters which would be disclosed by an accurate survey of the Property; and
5. The rights of tenants in possession as tenants only.

This is improved property, commonly known as 6806 Charlotte Pike (as to Tract 1), 6708 Charlotte Pike n/k/a 6716 Charlotte Pike (as to Tract 2), 6622 Charlotte Pike (as to Tract 3), Nashville, Tennessee 37209, with various tenant addresses located therein.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever,

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to WARRANT AND FOREVER DEFEND the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

[Signatures on following page]

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to WARRANT AND FOREVER DEFEND the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20 day of February 2026.

NASHVILLE WEST, LLC,
a Delaware limited liability company

By: Manova USA Management LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Brandon Benson
Title: President

By: _____
Name: Lindsay Eissler
Title: Vice President

State of Florida)
County of Orange)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brandon Benson, as President of Manova USA Management LLC, a Delaware limited liability company, the manager of Nashville West, LLC, an Delaware limited liability company with whom I am personally acquainted, and who, upon oath, acknowledged that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

Witness my hand and seal at office, in Orlando, Florida, this 18 day of February, 2026.

Notary Public State of Florida
Sonia N Douglas
My Commission HH 519761
Expires 4/24/2028

_____
Notary Public
My Commission Expires: 04/24/2028

State of Florida)
County of Orange)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lindsay Eissler, as Vice President of Manova USA Management LLC, a Delaware limited liability company, the manager of Nashville West, LLC, an Delaware limited liability company with whom I am personally acquainted, and who, upon oath, acknowledged that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

Witness my hand and seal at office, in Orlando, Florida, this 18 day of February, 2026.

Notary Public State of Florida
Sonia N Douglas
My Commission HH 519761
Expires 4/24/2028

_____
Notary Public
My Commission Expires: 04/24/2028

[Signature Page to Special Warranty Deed]

State of Illinois)
County of DuPage)

I hereby swear and affirm that the actual consideration or value of the property transferred, whichever is greater, for this transfer is $88,000,000.00, 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 10th day of February, 2026.

Notary Public
My Commission Expires: 3/26/2027

[ADD SEPARATE NOTARY BLOCK FOR GRANTEE]

OFFICIAL SEAL
KIMBERLY A MITCHELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/26/2027

EXHIBIT A
LEGAL DESCRIPTION

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

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Nashville West Shopping Center, Phase 1, as shown on Plat of record in Instrument Number 20060712-0083994, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Nashville West Shopping Center Phase 1, Resubdivision of Lot 2, as shown on Plat of record in Instrument Number 20110506-0034884, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revision Five, Lot 1, Charlotte Square, Section 2, as shown on Plat of record in Instrument No. 20120606-0049438, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 1, 2, and 3 being a portion of the same property conveyed to Nashville Exchange, LLC, a Delaware limited liability company n/k/a Nashville West, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed from Nashville West Shopping Center, LLC, a Tennessee limited liability company, dated June 21, 2012, recorded June 26, 2012, in Instrument No. 20120626-0055985, in the Register's Office for Davidson County, Tennessee.

Together with Appurtenant Easements described as follows:

Easements set forth in that certain Construction, Operation and Reciprocal Easement Agreement by and between Nashville West Shopping Center, LLC, a Tennessee limited liability company, and Costco Wholesale Corporation, a Washington corporation, dated as of July 21, 2006, and recorded at Instrument Number 20060725-0089646, Register of Deeds Office for Davidson County, Tennessee, as amended by First Amendment to Construction, Operation and Reciprocal Easement Agreement Nashville West Shopping Center, by and between Costco Wholesale Corporation, a Washington corporation, and Nashville West Shopping Center, LLC, a Tennessee limited liability company, dated as of September 14, 2007, and recorded at Instrument Number 20070917-0111367, said Register's Office. (TRACTS 1, 2, AND 3)

Easements set forth in that certain Operation and Easement Agreement between Target Corporation and Nashville West Shopping Center, LLC for Nashville West Shopping Center, Nashville, Tennessee, dated as of August 3, 2006, and recorded at Instrument Number 20060815-

0100269, Register of Deeds Office for Davidson County, Tennessee, as amended by First Amendment to Operation and Easement Agreement by and between Target Corporation, a Minnesota corporation, and Nashville West Shopping Center, LLC, a Tennessee limited liability company, dated October 19, 2006, and recorded at Instrument Number 20061030-0134002, said Register's Office. (TRACTS 1 AND 2)

Tennessee Certification of Electronic Document

I, Jeffrey I. Reznin 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 Feb 20 2026 (date of document).

Affiant Signature

Feb 20, 2026
Date

State of IL

County of Cook

Sworn to and subscribed before me this 20 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02/01/27

NOTARY'S SEAL

JOHN BOTTIGLIERO
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 1, 2027