This instrument prepared by:

C. Allen York
c/o Smith Anderson
P.O. Box 2611
Raleigh, NC 27602

After Recording, Return to:

Fidelity National Title Insurance Company
One East Washington Street, Suite #450
Phoenix, Arizona 85004
Attention: Kelli J. Vos

Karen Johnson Davidson County
Batch# 1389338 DEEDWARRSP
03/06/2026 11:05:30 AM 7 pgs
Fees: $38.00 Taxes: $6,305.82
20260306-0018123

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MUSARRA 263 LLC	NR Automotive Inc.	075-13-0-244.00
(NAME)	(NAME)	
P.O. Box 1911	191 Peachtree Street NE, Ste 5000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS OR ROUTE NUMBER)	
Williamsville, New York 14321	Atlanta, Georgia 30303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS SPECIAL WARRANTY DEED, is made this 17th day of February, 2026, by SP MAI AUTO INVESTOR I LLC, a Delaware limited liability company ("Grantor"), whose mailing address is 450 Lexington Avenue, #4539, New York, New York 10163 and MUSARRA 263 LLC a Utah limited liability company ("Grantee"), whose address is P.O. Box 1911, Williamsville, New York 14321.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns forever, Grantor's right, title and interest in, to and under all that certain tract of land situated and being in Davidson County, Tennessee, and more fully described in **Exhibit A** attached hereto and made a part hereof, together with any and all right, title and interest of Grantor to the use of any easements, reciprocal parking agreements, and appurtenant rights to such real property, the buildings and improvements located thereon, and all rights and benefits appurtenant to such real property, including but not limited to: all tenements and hereditaments; all mineral, water and irrigation rights, if any, running with or otherwise pertaining to such real property; all interest, if any, in any roads adjoining such real property; all interests, if any, in any award made or to be made or settlement in lieu thereof for damage to such real property or any portion thereof by reason of

condemnation, eminent domain or exercise of police power; and all buildings and improvements located on such real property, including machinery, equipment and systems necessary for the operation of the improvements on such real property that are "fixtures" pursuant to applicable law (the "Property"), SUBJECT, HOWEVER, to easements, rights of way and other matters of record in the official land records of Davidson County, Tennessee as set forth on **Exhibit B** attached hereto and made a part hereof. (the "Permitted Exceptions").

Being the same property conveyed to SP MAI AUTO INVESTOR I LLC by Special Warranty Deed from NR AUTO STORE 111, LLC, of record in Instrument No. 20251229-0102626 in the Register's Office of Davidson County, Tennessee, as more fully described in **Exhibit A** attached hereto and made a part hereof.

This is improved property known as 4014 Lebanon Pike, Hermitage, Tennessee.

TO HAVE AND TO HOLD all and singular the Property together with all and singular the rights, and appurtenances to the Property belonging or in any wise incident or appertaining unto the Grantee, its successors and assigns, in Fee Simple forever. Subject to the Permitted Exceptions, Grantor does hereby bind itself, its successors and assigns, to specially warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by through or under Grantor, but not otherwise.

[Remainder of Page Intentionally Left Blank]

IN WITNESS THEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

SP MAI AUTO INVESTOR I LLC,
a Delaware limited liability company

By: _____
Name: Brian Mansouri
Title: Authorized Signatory

STATE OF NY

COUNTY OF NY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Brian Mansouri** as Authorized Signatory of SP MAI AUTO INVESTOR I LLC, a Delaware limited liability company, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of February, 2026.

Madison West
Notary Public

Commission Expiration: 11/30/27

Madison N West
Notary Public, State of New York
Reg. No. 01WE0017336
Qualified in King County
Commission Expires 11/30/2027

[*Signature Page – Deed*]

STATE OF New York. §
§
COUNTY OF Erie §

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,704,277.00.

MUSARRA 263 LLC,
a Utah limited liability company

By: _____
Name: Matthew Musarra
Title: Manager Musarra Bros

Sworn to and subscribed before me this 9 day of February 2026.

_____
Notary Public

My Commission Expires:

08-30-28

Saige Woods
Notary Public, State of New York
Reg. No. 01WO0028360
Qualified in Erie County
Commission Expires 8/30/2028

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No 4 on the Resubdivision of Lots 4 and 5 as shown on Resubdivision Commercial Area 3, Hermitage Hills, of record in Book 4715, Page 142, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northwest margin of Lebanon Road at the common comer of Lots 4 and 5; thence leaving said Road, North 71 deg. 48 min. West 200.00 feet to a point; thence North 10 deg. 12 min. East 85.00 feet to a point; thence South 71 deg. 48 min. East 200.00 feet to a concrete monument in the Northwest margin of Lebanon Road; thence with said Road, South 18 deg. 12 min. West 85.00 feet to the point of beginning.

Being the same property conveyed to Richard Prevatt and Rhonda Prevatt, as husband and wife, with right of survivorship by Warranty Deed dated April 25, 2003 and recorded April 29, 2003 from Corrine L. Scott of record in Instrument No. 20030429-0056871, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SP MAI AUTO INVESTOR I LLC by Special Warranty Deed from NR AUTO STORE 111, LLC, of record in Instrument No. 20251229-0102626 in the Register's Office of Davidson County, Tennessee, as more fully described in **Exhibit A** attached hereto and made a part hereof.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2026, a lien not yet due and payable
2. Subject to all matters shown on the Plan of record in Book 4715, Page 142, in the Register's Office for Davidson County, Tennessee, as shown on the ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin, TN RLS No. 3518, of Blew Surveying, dated September 12, 2025, and last revised January 23, 2026, identified as Project No. 25-8099 (the "Survey").
3. Water Line Easement Agreement of record in Book 5414, page 435, in the Register's Office for Davidson County, Tennessee, shown on the Survey.
4. Rights, easements, interests, or claims which may exist by reason of, or reflected by the following matters shown on the ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin, TN RLS No. 3518, of Blew Surveying dated September 12, 2025, and last revised January 23, 2026, identified as Project No. 25-8099 and herein referred to as the "Survey":
    a. Utility and drainage lines, with meters, valves, poles and other appurtenances;
    b. Building setback lines;
    c. Building encroaches upon adjacent property by as much as 0.4';
    d. Overhang encroaches upon 15' minimum building setback line.

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 February 17, 2026 (date of document).

Affiant Signature

March 4, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of March 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON