Karen Johnson Davidson County
Batch# 1390664 DEEDWARRSP
03/10/2026 10:05:30 AM 5 pgs
Fees: $28.00 Taxes: $27,657.50
20260310-0018897

SPECIAL WARRANTY DEED

FROM: Howard Baer, Inc., as Grantor

TO: 1301 Foster LLC, as Grantee

This instrument was prepared by:
Scott W. Fielding, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Address New Owner Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map/Parcel Number
1301 Foster LLC c/o Jadian IOS 4 Star Point, Suite 204 Stamford, CT 06902	Same	106-13-0-172.02

STATE OF New York)
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is $ 7,475,000.00.

Affiant - Brandon Snively

Subscribed and sworn to before me, this the 6 day of March, 2026.

MELISSA BLACKNICK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BL4957475
Qualified in New York County
Commission Expires October 16, 2029

Notary Public

My Commission Expires: 10/16/2029

THIS SPECIAL WARRANTY DEED is from Howard Baer, Inc., a Delaware corporation (the "Grantor"), to 1301 Foster LLC, a Delaware limited liability company (the "Grantee").

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer and convey, unto Grantee and its successors and assigns, the following (collectively, the "Premises"): the certain real property situated, lying and being in Davidson County, Tennessee, and more particularly described in

Exhibit "A" hereto (the "Land"), and all permanent improvements located on the Land, subject to the matters set forth on Exhibit "B" hereto (the "Permitted Exceptions").

The Land is improved property with a street address of 1301 Foster Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Premises to Grantee, and its successors and assigns, forever, together with all rights, privileges, easements and appurtenances belonging to or benefiting the Premises, subject to the Permitted Exceptions.

Grantor does further covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Premises to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming the Premises or any part thereof by, through or under Grantor (other than claims arising from the Permitted Exceptions), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 9 day of March, 2026.

Howard Baer, Inc.,
a Delaware corporation

By: _____
Gregory H. Baer, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Gregory H. Baer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Howard Baer, Inc., a Delaware corporation, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of March, 2026.

_____
Notary Public

My commission expires: November 2, 2026

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

EXHIBIT A

PROPERTY DESCRIPTION

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

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on Foster Avenue, South of Murfreesboro Road and being more particularly described as follows:

Beginning at a concrete monument in the Westerly margin of Foster Avenue, said monument being the Northeast corner of BURNS INDUSTRIAL SUBDIVISION, Section Six, of record in Plat Book 4300, Page 14, R.O.D.C., and being the Southeast corner of herein described tract; thence, leaving said margin, with the North line of said BURNS INDUSTRIAL SUBDIVISION, S 88 degrees 25' 32" W. 898.21 feet to a point; thence, with the East line of W. C. Keyt, of record in Deed Book 5258, Page 501, R.O.D.C., N 00 degrees 15' 44" E. 297.05 feet to a point; thence, with the South line of BURNS INDUSTRIAL SUBDIVISION of record in Plat Book 3600, Page 73, R.O.D.C., N 88 degrees 25' 59" E. 891.63 feet to a point in the Westerly margin of Foster Avenue; thence, with said margin, S 01 degrees, 00' 24" E. 296.80 feet to the Point of Beginning.

Being the same property conveyed to Howard Baer, Inc., a Delaware corporation by Special Warranty Deed from Transport Realty, Inc., an Arkansas corporation, f/k/a ABC Treadco, Inc. of record in Book 10041, Page 861, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Local, state, and federal laws, ordinances, or governmental regulations, including, but not limited to, building, zoning and land use laws, ordinances, and regulations, now or hereafter in effect relating to the Premises, and any violations of such laws.

2. No insurance is afforded as to the acreage or square footage contained in the Land.

3. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

4. Rights of Hogan Truck Leasing, Inc., a Missouri corporation, as tenant, under that certain Lease Agreement, dated April 17, 2020, as amended, by and between Howard Baer, Inc., a Delaware corporation, and Hogan Truck Leasing, Inc., a Missouri corporation.

5. Drainage Easement contained in Deed of recorded in Book 4011, Page 54, in the Register's Office of Davidson County, Tennessee, as shown on the survey.

6. That portion of the land embraced within the bounds of any public road or thoroughfare.

7. All matters arising by or through the activities of Grantee.

8. The license and related rights of Grantor regarding an underground storage tank located on the Premises.

9. All matters shown on a survey made by Blew, Inc., dated December 8, 2025, last revised February 27, 2026, and designated as Job No. 25-11175.

Tennessee Certification of Electronic Document

I, Brandon Snively, 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 March 9, 2026 (date of document).

Affiant Signature

March 9, 2026
Date

State of New York

County of New York

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA BLACKNICK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BL4957475
Qualified in New York County
Commission Expires October 16, 2029