Karen Johnson Davidson County
Batch# 1397362 DEEDQC
03/25/2026 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260325-0023666

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Graymar Metrocenter 1, GP 2815 Brick Church Pike Nashville, Tennessee 37207	A Portion of Map 71-12, Parcel 6	Graymar Metrocenter 1, GP 2815 Brick Church Pike Nashville, Tennessee 37207
This instrument prepared by: John R. Grant IV, Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM 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 which are hereby acknowledged, GRAYMAR INVESTORS, LLC, a Tennessee limited liability company (the "Grantor"), formerly known as Graymar Investors Partnership and converted to Graymar Investors, LLC by Certificate of Conversion dated December 17, 2012, which was successor by merger from Graymar Investors, L.P., a Tennessee limited partnership, as evidenced by Certificate of Merger recorded as Instrument No. 200001060001864, in the Register's Office for Davidson County Tennessee, by these presents hereby quitclaims to GRAYMAR METROCENTER 1, GP, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 407 Great Circle Road, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 11 day of March, 2026.

Notary Public
My Commission Expires: 5-3-2027

[SIGNATURES ON FOLLOWING PAGE]

MILADY HEUGAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2027

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 20th day of February, 2026.

GRANTOR:

GRAYMAR INVESTORS, LLC

By: _____
Name: Robert S. Lipman
Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Melissa S. Weakley, the undersigned, a Notary Public in and for said County and State aforesaid, Robert S. Lipman, the Chief Manager of GRAYMAR INVESTORS, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes contain therein, in his capacity as the Chief Manager of the above named company.

WITNESS my hand and seal at office in Nashville, Tennessee on this the 20th day of February, 2026.

MELISSA S. WEAKLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Melissa S Weakley
Notary Public
My Commission Expires: 5·28·2028

Signature Page to Deed

EXHIBIT A

DESCRIPTION OF PROPERTY

Fee Parcel, Tract 17B

Being Land in the 2nd Councilmanic District, Urban Services District, Metropolitan Nashville-Davidson County, Tennessee, being a portion of Lot 17 on the Resubdivision of Tracts 17 & 35, Metrocenter Tract 35C, Section No. 11 of record in Plat Book 5210, page 251, R.O.D.C., and being a portion of property conveyed to Graymar Investors, L.P. by deed of record in Book 9539, page 976, R.O.D.C., being more particularly described as follows:

BEGINNING on the northerly right of way line of Great Circle Road (84-foot right of way) at the southeast corner of said Lot 17, same being a common corner with Lot 16A, 341 Great Circle Road, Metrocenter, A consolidation of Lots 16A & 16B of record in Instrument No. 20200416-0040084, in the Register's Office of Davidson County, Tennessee, said point of beginning having Tennessee State Plane Grid Coordinates (NAD83 (2011)) of N 680,133.714, E 1,732,987.670;

THENCE, with the northerly right of way line of Great Circle Road, N 77° 05' 19" W, 647.09 feet;

THENCE, crossing Lot 17 with a severance line as follows:
N 12° 55' 21" E, 434.12 feet,
N 06° 58' 06" W, 28.88 feet,
N 29° 01' 20" E, 39.63 feet,
S 85° 03' 34" E, 287.82 feet,
N 12° 45' 42" E, 207.16 feet to the Southerly line of the Cumberland River;

THENCE, with the Southerly line of the Cumberland River as follows:
S 82°43' 17" E, 212.35 feet to a new iron rod set,
S 78°58' 17" E, 150.08 feet to a new iron rod set being the northeast corner of said Lot 17;

THENCE, with the east line of Lot 17, S 12°54' 41" W, 772.21 feet to the **POINT OF BEGINNING**;

Containing 423,989 Square Feet or 9.73 Acres, more or less.

TOGETHER WITH, Easement Parcel
CROSS ACCESS, UTILITY AND PARKING EASEMENT

Being a strip of Land in the 2nd Councilmanic District, Urban Services District, Metropolitan Nashville-Davidson County, Tennessee, being a portion of Lot 17 on the Resubdivision of Tracts 17 & 35, Metrocenter Tract 35C, Section No. 11 of record in Plat Book 5210, page 251, R.O.D.C., and being a portion of property conveyed to Graymar Investors, L.P. by deed of record in Book 9539, page 976, R.O.D.C., being more particularly described as follows:

BEGINNING on the northerly right of way line of Great Circle Road (84-foot right of way), said point of beginning being S 77° 05' 19" E, 29.84 feet from the southwest corner of said Lot 17, same being a common corner with Lot 35C as shown on the above-referenced Resubdivision of Tracts 17 & 35, Metrocenter Tract 35C, Section No. 11, said point of beginning having Tennessee State Plane Grid Coordinates (NAD83 (2011)) of N 680,326.652, E 1,732,146.027;

THENCE, crossing Lot 17 with the Cross Access, Utility, and Parking Easement line as follows:
N 12° 59' 28" E, 137.62 feet,
S 77° 04' 49" E, 221.22 feet,
N 12° 55' 21" E, 328.69 feet,
S 86° 32' 28" E, 269.69 feet,
S 87° 58' 02" E, 106.26 feet,
S 77° 04' 48" E, 271.62 feet to the east line of said Lot 17;

THENCE, with the east line of Lot 17, S 12°54' 41" W, 26.00 feet;

THENCE, crossing Lot 17 with the Cross Access, Utility, and Parking Easement line as follows:
N 77° 01' 54" W, 160.19 feet,
S 12° 55' 11" W, 367.22 feet,
S 77° 04' 49" E, 160.25 feet to the east line of said Lot 17;

THENCE, with the east line of Lot 17, S 12°54' 41" W, 63.00 feet;

THENCE, crossing Lot 17 with the Cross Access, Utility, and Parking Easement line as follows:
N 77° 04' 49" W, 833.28 feet,
S 12° 43' 32" W, 74.61 feet to the northerly right of way line of Great Circle Road;

THENCE, with same, N 77° 05' 19" W, 30.44 feet to the **POINT OF BEGINNING**;

Containing 237,908 Square Feet or 5.46 Acres, more or less;

Included in the above description, but excluded from the Cross Access, Utility, and Parking Easement is the following described Exclusion Area:

COMMENCING on the northerly right of way line of Great Circle Road (84-foot right of way), said point of commencement being S 77° 05' 19" E, 29.84 feet from the southwest corner of said Lot 17, same being a common corner with Lot 35C as shown on the above-referenced Resubdivision of Tracts 17 & 35, Metrocenter Tract 35C, Section No. 11, said point of commencement having Tennessee State Plane Grid Coordinates (NAD83 (2011) of N 680,326.652, E 1,732,146.027;

THENCE, N 77° 05' 54" E, 315.95 feet to the **TRUE POINT OF BEGINNING**;

THENCE, crossing Lot 17 with the Cross Access, Utility, and Parking Easement line as follows:
N 12° 55' 12" E, 312.82 feet,
S 86° 32' 28" E, 210.98 feet,
S 87° 58' 21" E, 107.36 feet,
S 76° 46' 10" E, 42.26 feet,
S 12° 55' 11" W, 367.56 feet,
N 77° 04' 49" W, 355.80 feet to the **TRUE POINT OF BEGINNING**;

Containing 121,955 Square Feet or 2.80 Acres, more or less.

All of which is more particularly shown on that certain ALTA/NSPS Land Title Survey prepared by Brad T. Thomas, TN R.L.S. No. 2431, Barge Design Solutions, Inc., File #3777000, dated March 3, 2026.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 24, 2026 (date of document).

Affiant Signature

2/24/26

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON