THIS INSTRUMENT PREPARED BY, AND
AFTER RECORDING, RETURN TO:
Chambliss, Bahner & Stophel, P.C.
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Andrew J. Leffler

Karen Johnson Davidson County
Batch# 1397663 DEEDWARRSP
03/26/2026 10:47:30 AM 6 pgs
Fees: $33.00 Taxes: $61,050.00
20260326-0024054

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Vulcan Re Investment, LLC 2001 Warfield Drive, Ste. 202 Nashville, Tennessee 37211	Vulcan Re Investment, LLC 2001 Warfield Drive, Ste. 202 Nashville, Tennessee 37211	133 09 0 002.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of TEN and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CTC PROPERTIES**, a Tennessee general partnership ("**GRANTOR**"), has bargained and sold, and by these presents does transfer and convey unto **VULCAN RE INVESTMENT, LLC**, a Tennessee limited liability company ("**GRANTEE**"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee more particularly described on Exhibit A attached to and made a part of this Deed (the "**Land**"), TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "**Property**").

To have and to hold the Property, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever. GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for and subject to all matters set forth in attached Exhibit B.

GRANTOR further covenants for itself and its successors and assigns, to warrant and forever defend the title to the Property to GRANTEE and its successors and assigns against all lawful claims of all persons claiming by, through or under it, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature on following page)

IN WITNESS WHEREOF, GRANTOR has caused its name to be signed on this 24 day of March, 2026.

GRANTOR:

CTC PROPERTIES,
a Tennessee general partnership

By: _____
Name: Matthew T. Carden
Title: Managing Partner

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county mentioned, personally appeared Matthew T. Carden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the managing partner of CTC Properties, a Tennessee general partnership, the within named bargainor, a general partnership, and that such person as such managing partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership by such person as such managing partner.

WITNESS my hand and seal, at office in Davidson County Tennessee, this 17th day of March, 2026.

_____
Notary Public

My Commission Expires: May 3, 2027

COLLEEN QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

STATE OF Tennessee :

COUNTY OF Davidson :

The actual consideration for this transfer or the value of property conveyed is $16,500,000.00.

AFFIANT:

Matthew T. Carden

Sworn and subscribed to before me
this 17th day of March, 2026.

Notary Public

My Commission Expires: May 3, 2027

COLLEEN QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land in Nashville, Davidson County, Tennessee and being Tract II of the property conveyed to Nelson Andrews and wife, Sue Andrews, from Distributors Warehousing, Inc., of record in Book 4835, page 40, R.O.D.C., Tennessee and more particularly described as follows:

Beginning at an iron pin in the west right-of-way of Vulcan Drive, same being 30.00 feet north of the south right-of-way of McNally Drive, same being the southeast corner of Lot 13, Section Four, Allied Industrial Park of record in Book 4175, page 1, in the R.O.D.C., Tennessee and being the northeast corner of the herein described tract, thence with the west boundary of Tract I of said Andrews Property S 02° 39' 00" W, 462.32 feet to an iron pin in the north right-of-way of the Seaboard System Railroad, thence with said right-of-way along a curve to the left, having a radius of 2,914.93 feet, a tangent of 174.00 feet, a central angle of 06° 49' 56", a chord of S 67° 48' 55" W, 347.39 feet, and a length of 347.39 feet to an iron pin in the asphalt pavement at the intersection of the north and east right-of-ways of the Seaboard System Railroad, thence with said east right-of-way N 04° 05' 15" E, 608.42 feet to a point, same being the southwest corner of Lot 13, Section Four, Allied Industrial Park, thence with the boundary of said lot S 87° 21' 00" E, 300.00 feet to the point of beginning. Containing 162,910 square feet or 3.740 acres.

Being the same property conveyed to CTC PROPERTIES, a Tennessee general partnership comprised of Gerald T. Carden, Louis F. Tapia, and John R. Cherry, III, by Warranty Deed from FAISUE PROPERTIES, a Tennessee partnership, dated December 13th, 1985, and recorded in Book 6736, page 59, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All real property taxes and assessments for the year 2026 and subsequent years, including special assessments, not yet due and payable.

2. Encroachments, overlaps, boundary line disputes and any other matters that would be disclosed by a current survey of the Property.

3. Rights or claims of tenants under unrecorded leases.

4. Easement granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as set out in Book 5832, Page 646.

5. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

Certificate of Authenticity

I, Jeananne Thompson, 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 3/25/2026.

Date

Affiant Signature

3/25/2026

Date

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)