Karen Johnson Davidson County
Batch# 1400215 DEEDWARRSP
04/01/2026 01:38:30 PM 9 pgs
Fees: $48.00 Taxes: $6,510.97
20260401-0025988

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

J. Steven Kirkham, Esq.
Holland & Knight, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Spire Tennessee Inc. 700 Market Street, 6th Floor St. Louis, MO 63101	Same	See Exhibit A

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, to be effective as of the 31st day of March, 2026, **PIEDMONT NATURAL GAS COMPANY, INC.**, a North Carolina corporation, formerly known as PNG Acquisition Company, a North Carolina corporation, successor by merger to Piedmont Natural Gas Company, Inc., a New York corporation, successor by merger to Tennessee Natural Resources, Inc., successor by merger to Nashville Gas Company, formerly known as Nashville Gas and Heating Company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **SPIRE TENNESSEE INC.**, a Delaware corporation (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include his respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property located in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said real estate, together with all and singular, Grantor's rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, interests and entitlements thereon or in anywise appertaining thereto, all improvements located thereon, including, without limitation of the foregoing, Grantor's rights (if any) in and to all minerals, any strips and gores, roads, streets, rights-of-way bounding the Land, and all remainders, rents, issues and profits of said Land (said Land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Real Property"). Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to all matters of record. Grantor further covenants and binds itself, its representatives, its successors and assigns, to warrant and forever defend the title to said Real Property against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters of record.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of March, 2026.

GRANTOR:

PIEDMONT NATURAL GAS COMPANY, INC., a North Carolina corporation,

By: _____
Brian R. Weisker, President

STATE OF NORTH CAROLINA)
) SS.
COUNTY OF MECKLENBURG)

Before me, Jenny Pattana, a Notary Public of the State and County aforesaid, personally appeared Brian R. Weisker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Piedmont Natural Gas Company, Inc., a North Carolina corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such President.

Witness my hand and official seal, this 23 day of March, 2026.

_____
Notary Public

My Commission Expires: 06/08/2030

JENNY PATTANA NOTARY PUBLIC CABARRUS COUNTY, NC

STATE OF Missouri)
City) SS.
~~COUNTY~~ OF St. Louis)

The actual consideration or value, whichever is greater, for this transfer is $1,759,721.00

Affiant

Subscribed and sworn to before me this 25th day of March, 2026.

Notary Public

My Commission Expires: 11/20/2028

TAMMY L. KIRKSEY
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES NOVEMBER 20, 2028
ST. LOUIS CITY
COMMISSION #24459582

EXHIBIT A

Legal Description

Tract 1: 2800 Buchanan Street, Nashville, TN – (Tax I.D. 081-00-0-020-00)

Beginning at the N.W. corner of Buchanan Street, formerly the Hydes Ferry Road, and a 25 foot Street, being the S.E. Corner of said Lot No. 1; thence with the Westerly margin of said 25 foot street N. 2.° 50' East 500 feet to the corner of lots Nos. 1 and 3; thence with the line between said two lots 123.9 feet to an iron pin in line between the East and West parts of Lot 1; thence with said line South 2° 20' West 500 feet to a stone in Buchanan Street, fronting 123.9 feet on said Buchanan Street, and being the Easterly one-half (1/2) of the property conveyed to Wm E. Colgate by deed from The American Property Company, of record in Book 612, page 225, RODC, to which deed reference is here made. Said part of lot containing by survey 1.42 acres.

Being the same property conveyed to Nashville Gas & Heating Company by deed from John Horace Colgate, et al, of record in Book 1361, page 342, Register's Office for Davidson County, Tennessee; Nashville Gas & Heating Company having changed its name to Nashville Gas Company, the said Nashville Gas Company having merged with and into Tennessee Natural Resources, Inc. evidenced of record in Book 6519, page 431, said Register's Office, and Tennessee Natural Resources, Inc. having merged with and into Piedmont Natural Gas Company, Inc., a New York corporation, evidenced of record in Book 6519, page 444, said Register's Office, and Piedmont Natural Gas Company, Inc., a New York corporation having merged with and into PNG Acquisition Company, which then changed its name to Piedmont Natural Gas Company, Inc., a North Carolina corporation, evidenced of record in Instrument No. 20260316-0020883, said Register's Office.

LESS & Except the following described property:

> Being part of Lot No. 1 on the Plat of the American Property Company Subdivision of the east part of Lot No. 10 of the Harding Bosley Tract, as of record in Book 547, page 4, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of 28th Avenue North, at the southeast corner of the property conveyed to The American Missionary Association, by deed from Nashville Gas Company, by deed of record in Book 3163, page 540, said Register's Office; thence with the southerly boundary of said American Missionary Association's property, north 82° 25' west 123.9 feet to a point; thence south 2° 50' west 75 feet to a point; thence north 82° 25' east 123.9 feet to a point in the westerly margin of 28th Avenue North; thence with the margin of the same, northwardly 75 feet to the beginning.

Being the same property conveyed to Howard Congregational Church by deed from Nashville Gas Company of record in Book 4231, page 333, said Register's Office.

Tract 2: 504 S. 14th Street, Nashville, TN – (Tax I.D. 083-13-0-531-00)

Beginning at a point 151 feet South of the South line of Shelby Avenue, in the West line of 14th Street, and extending Southwardly 10 feet to the North line of an alley; thence extending Westwardly between parallel lines a distance of 69 feet, being the Southmost 10 feet of Lot No. 86 in the Payne, Blakemore and Cummings Addition to East Nashville, and known as City No. 1310 Shelby Avenue, and being a part of

the same property conveyed on April 14, 1923, to Mrs. Bertha H. Miller by O. F. Miller, in deed of record in Book 613, page 737 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nashville Gas Company by deed from Mrs. Bertha H. Miller and O. F. Miller, of record in Book 2452, page 315, Register's Office for Davidson County, Tennessee; the said Nashville Gas Company having merged with and into Tennessee Natural Resources, Inc. evidenced of record in Book 6519, page 431, said Register's Office, and Tennessee Natural Resources, Inc. having merged with and into Piedmont Natural Gas Company, Inc., a New York corporation, evidenced of record in Book 6519, page 444, said Register's Office, and Piedmont Natural Gas Company, Inc., a New York corporation having merged with and into PNG Acquisition Company, which then changed its name to Piedmont Natural Gas Company, Inc., a North Carolina corporation, evidenced of record in Instrument No. 20260316-0020883, said Register's Office.

LESS & Except the following described property:

Right-of-Way Acquisition
Beginning at the Southeast corner of property, shown on Tax Map 083-13, as Parcel 531.00, said point being the intersection of the Present Westerly R-O-W of South 14th Street with the Northern R-O-W of an Alley, 19.77 feet left of Sta. 28+72.86 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the point of beginning.

Thence: leaving the Present R-O-W of South 14th Street, along the Northern R-O-W of the Alley, North 83 degrees 31 minutes 48 seconds West, a distance of 5.00 feet to a point;

Thence: leaving the Northern R-O-W of said Alley, with the Proposed R-O-W of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 10.00 feet to a point, said point being in the Northern line of the above mentioned parcel;

Thence: with the parcels Northern line South 83 degrees 31 minutes 48 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the Present Westerly R-O-W of South 14th Street;

Thence: with the Present Westerly R-O-W of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 10.00 feet to the point of beginning.

Said portion of land contains 50 square feet or 0.0011 acres, more or less.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County from Nashville Gas Company of record in Instrument No. 20040921-0113270, said Register's Office.

Tract 3: 101 Cherokee Road, Nashville, TN – (Tax I.D. 103-16-0-001-01)

Lot No. 3 in Block "L" as shown on the Plan of Cherokee Park (Section 3), a Subdivision of Lots in Nashville, Davidson County, Tennessee, as of record in Book 843, pages 2 and 3, Register's Office for said County.

Being the same property conveyed to Nashville Gas & Heating Company by deed from Jessie J. Hunt and Cedric Hunt, of record in Book 1416, page 109, Register's Office for Davidson County, Tennessee; Nashville Gas & Heating Company having changed its name to Nashville Gas Company, the said Nashville Gas Company having merged with and into Tennessee Natural Resources, Inc. evidenced of record in Book 6519, page 431, said Register's Office, and Tennessee Natural Resources, Inc. having merged with and into Piedmont Natural Gas Company, Inc., a New York corporation, evidenced of record in Book 6519, page

444, said Register's Office, and Piedmont Natural Gas Company, Inc., a New York corporation having merged with and into PNG Acquisition Company, which then changed its name to Piedmont Natural Gas Company, Inc., a North Carolina corporation, evidenced of record in Instrument No. 20260316-0020883, said Register's Office.

Tract 4: 3rd Avenue South, Nashville, TN – (Tax I.D. 105-03-0-327-00)

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of John Nelson's Addition to South Nashville, as of record in Plan Book 2, page 182, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Third Avenue South, formerly College Street, at the southeast corner of Lot No. 12; thence northerly with the margin of said street 17.6 feet; thence westerly, parallel to the south line of said Lot, 140 feet; thence southerly 17.6 feet to the south line of Lot No. 12; thence easterly along the line of said lot, 140 feet to the beginning.

Being the same property conveyed to Nashville Gas & Heating Company by deed from Mrs. Myrtle Goodman, of record in Book 1643, page 177, Register's Office for Davidson County, Tennessee; Nashville Gas & Heating Company having changed its name to Nashville Gas Company, the said Nashville Gas Company having merged with and into Tennessee Natural Resources, Inc. evidenced of record in Book 6519, page 431, said Register's Office, and Tennessee Natural Resources, Inc. having merged with and into Piedmont Natural Gas Company, Inc., a New York corporation, evidenced of record in Book 6519, page 444, said Register's Office, and Piedmont Natural Gas Company, Inc., a New York corporation having merged with and into PNG Acquisition Company, which then changed its name to Piedmont Natural Gas Company, Inc., a North Carolina corporation, evidenced of record in Instrument No. 20260316-0020883, said Register's Office.

Tract 5: 1401 Baptist World Center Drive, Nashville, TN – (Tax I.D. 071-13-0-008-00)

Land in Davidson County, Tennessee, being part of Parcel 73 as shown on Property Map 71-9 and more particularly described according to a survey made by A. & A. Engineers, of Nashville, Tennessee, on July 20, 1976, as follows:

Beginning at an iron pin located in the southeast corner of the above referenced parcel, said point being approximately 160' from the western right-of-way line of Weakley Avenue, said point also being in the northern right-of-way margin of Whites Creek Pike; thence along the northern right-of-way margin of Whites Creek Pike N 47° 05' W 50.0 feet to an iron pin; thence leaving the right-of-way of said Pike N 31° E 50.0 feet to an iron pin; thence S 47° 05' E 50.0 feet to an iron pin; S 31° 00' W 50.0 feet to an iron pin, the point of beginning.

Said tract containing 0.0557 acres, more or less.

Being the same property conveyed to Nashville Gas Company by deed from Holding Board of the American Baptist Theological Seminary, of record in Book 5059, page 202, Register's Office for Davidson County,

Tennessee; Nashville Gas Company having merged with and into Tennessee Natural Resources, Inc. evidenced of record in Book 6519, page 431, said Register's Office, and Tennessee Natural Resources, Inc. having merged with and into Piedmont Natural Gas Company, Inc., a New York corporation, evidenced of record in Book 6519, page 444, said Register's Office, and Piedmont Natural Gas Company, Inc., a New York corporation having merged with and into PNG Acquisition Company, which then changed its name to Piedmont Natural Gas Company, Inc., a North Carolina corporation, evidenced of record in Instrument No. 20260316-0020883, said Register's Office.

Tract 6: 2nd Avenue North, Nashville, TN – (Tax I.D. 082-14-0-092-00)

Land in Davidson County, Tennessee, situated in the southeast corner of Second Avenue North (formerly Market Street) and Stockyard Boulevard (formerly Whiteside Avenue) and more particularly described as follows:

Beginning at an iron pin in the southeast corner of Second Avenue North and Stockyard Boulevard; thence along the southern right of way margin of Stockyard Boulevard N 63 degrees 13' E 34.0 feet to a point; thence S 27 degrees 00' E 21.0 feet to an iron pin; thence S 63 degrees 13' W 34.0 feet to an iron pin in the eastern right of way margin of Second Avenue North; thence with said right of way N 27 degrees 00' W 21.0 feet to the point of beginning, containing 714 square feet, more or less.

Being part of the same property conveyed to Nashville Gas and Heating Company, a Corporation, by deed of record in Book 423, page 155, Register's Office for Davidson County, Tennessee; Nashville Gas & Heating Company having changed its name to Nashville Gas Company, the said Nashville Gas Company having merged with and into Tennessee Natural Resources, Inc. evidenced of record in Book 6519, page 431, said Register's Office, and Tennessee Natural Resources, Inc. having merged with and into Piedmont Natural Gas Company, Inc., a New York corporation, evidenced of record in Book 6519, page 444, said Register's Office, and Piedmont Natural Gas Company, Inc., a New York corporation having merged with and into PNG Acquisition Company, which then changed its name to Piedmont Natural Gas Company, Inc., a North Carolina corporation, evidenced of record in Instrument No. 20260316-0020883, said Register's Office.

Tract 7: 255 Cherokee Road, Nashville, TN – (Tax I.D. 103-08-0-210-00)

Land in Davidson County, Tennessee, being the southerly part of Lot No. 42 of Block L, on the Plan of Cherokee Park, Section 3, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of Cherokee Road at the common corner of Lot Nos. 41 and 42; thence with the line

between said two lots, westwardly 154.84 feet to a point; thence northwardly along the westerly line of said Lot No. 42, 58 feet to a point which is 8.51 feet southeasterly from the southern boundary line of the right-of-way of Nashville, Chattanooga and St. Louis Railroad; thence eastwardly 92.4 feet to a point which is at right angles 62.4 feet from the southerly line of said Lot No. 42; thence eastwardly 30.7 feet to a point; thence continuing in the same direction, 34.8 feet to a point which is 6 feet from the Northeast corner of said Lot No. 42; thence southwardly along the westerly margin of Cherokee Road, 59.20 feet to the beginning.

Being the same property conveyed to Piedmont Natural Gas Company, a North Carolina corporation, by deed from Christy Michelle Ikner and Jennifer Lee Garrett, Co-Trustees, of record in Instrument No. 20191016-0106174, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Tonya McCants, 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 03/31/2026 (date of document).

Tonya McCants
Affiant Signature

03/31/2026
Date

State of New York

County of New York

Sworn to and subscribed before me this 31st day of March, 2026

Lia N. Capozzi
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CA6357557
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES APRIL 24, 2029