1st

Karen Johnson Davidson County
Batch# 1400506 DEEDWARRSP
04/02/2026 12:02:30 PM 7 pgs
Fees: $38.00 Taxes: $12,025.00
20260402-0026493

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Couchville Industrial Owner, L.L.C. 820 Gessner Suite 1000 Houston, Texas 77024	Couchville Industrial Owner, L.L.C. 30 Burton Hills Blvd. Suite 355 Nashville, Tennessee 37215	121-00-0-245.00

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 of all of which is hereby acknowledged, **JUI-LIEN CHOU HO a/k/a J. Lillian Chou** and spouse, **PETER HO a/k/a Ming Tao Ho**, hereinafter collectively called "GRANTORS," have this day bargained and sold and by these presents do hereby transfer and convey unto **COUCHVILLE INDUSTRIAL OWNER, L.L.C.**, a Delaware limited liability company, and its successors and assigns, hereinafter called "GRANTEE," those certain tracts or parcels of land, together with all rights and appurtenances pertaining to such land and the buildings, improvements and fixtures situated therein and thereon, located in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

This is improved property known as 2791 Couchville Pike, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD, the said land with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns, forever, and GRANTORS covenant that GRANTORS are lawfully seized and possessed of said tracts or parcels of land in fee simple, and that the same is unencumbered, except for those encumbrances set forth on Exhibit "B".

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTORS, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(signatures begin on next page)

IN WITNESS WHEREOF, GRANTORS have caused this Special Warranty Deed to be executed as of the 31 day of March, 2026.

GRANTORS:

JUI-LIEN CHOU HO

PETER HO

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, appeared JUI-LIEN CHOU HO, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of March, 2026.

SUNDEEP PATEL
My Notary ID # 124722434
Expires October 22, 2027

Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, appeared PETER HO, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this _____ day of March, 2026.

Notary Public

IN WITNESS WHEREOF, GRANTORS have caused this Special Warranty Deed to be executed as of the 31 day of March, 2026.

GRANTORS:

JUI-LIEN CHOU HO

PETER HO

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, appeared JUI-LIEN CHOU HO, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this _____ day of March, 2026.

Notary Public

STATE OF Texas
COUNTY OF Lubbock

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, appeared PETER HO, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of March, 2026.

Monica Kennedy
Notary Public

MONICA KENNEDY
Notary Public, State of Texas
Notary ID# 12472695-7
My Commission Expires
10-27-2027

STATE OF Texas
COUNTY OF Hunts

The actual consideration or value, whichever is greater, for this transfer is $3,250,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of March, 2026.

Notary Public:

My Commission Expires: 04/24/2029

[NOTARY SEAL]

Megan Nichole Azinger
My Commission Expires
4/24/2029
Notary ID 133148351

EXHIBIT "A"

Being a certain parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin situated in the southerly margin of Couchville Pike approximately 1,440 feet easterly from Pleasant Hill Road; said iron pin also being the northwest corner of the William Commuse property as recorded in Book 4718, Page 640, Register's Office for Davidson County, Tennessee; thence leaving the said margin of Couchville Pike and with the westerly property line of Commuse S 05 degrees 00 minutes 00 seconds W 883.91 feet to an iron pin; thence leaving the Commuse property N 81 degrees 35 minutes 37 seconds W 592.20 feet to an iron pin; thence N 04 degrees 56 minutes 14 seconds E 674.61 feet to an iron pin situated in the southerly property line of Willard A. Duke and Susan G. Burd as recorded in Book 4790, Page 714, Register's Office for Davidson County, Tennessee; thence with the said southerly property line of Duke and Burd S 81 degrees 07 minutes 02 seconds E 60.98 feet to an iron pin; thence N 75 degrees 54 minutes 42 seconds E 11.81 feet to an iron pin; thence S 83 degrees 13 minutes 52 seconds E 138.90 feet to an iron pin; thence N. 05 degrees 59 minutes 57 seconds E 186.17 feet to an iron pin situated in the aforementioned southerly margin of Couchville Pike; thence with the said margin of Couchville Pike S 83 degrees 52' 02" E 377.89 feet to the point of beginning, containing 10.94 acres, more or less.

There is included in the above description a 25' easement running parallel with the easterly property line from Couchville Pike in a southerly direction 883 feet more or less, for the ingress and egress by Ronald Lee Stacey for access to the property and the installation and maintenance of utilities.

Being the same property conveyed to Jui-Lien Cho Ho by Warranty Deed from Marie Puckett, unmarried of record in Instrument Number 20161020-0111147, Register's Office for Davidson County, Tennessee, dated October 17, 2016, and recorded October 20, 2016. Jui-Lien Cho Ho and Jui-Lien Chou Ho being one and the same person.

EXHIBIT "B"

1. Taxes for the year 2026, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 161, page 41, Register's Office for Davidson County, Tennessee.

3. 25' easement for ingress and egress referenced in Warranty Deed of record in Book 5878, page 147, said Register's Office.

49537516.3

Tennessee Certification of Electronic Document

I, Jimmy Spruill, 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 03/31/2026 (date of document).

J Spruill

Affiant Signature

03/31/2026

Date

State of Tennessee

County of Williamson

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

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON