When Recorded Return To: _____
First American Title Insurance Company
National Commercial Services
3031 N. Rocky Point Drive West, Ste. 550
Tampa, FL 33607
File No: NCS 7287792

Prepared by ~~and Return to:~~

Chris Rabil
Foley & Lardner LLP
One Independent Drive, Suite 1300
Jacksonville, Florida 32202

Map-Parcel Nos. 93-16-0-441.00

Karen Johnson Davidson County
Batch# 1401475 DEEDWARRSP
04/02/2026 03:06:30 PM 10 pgs
Fees: $53.00 Taxes: $93,425.00
20260402-0026822

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED *("**Deed**")* is executed on March 27th 2026 to be effective as of the 1st day of April, 2026, by and between **IG Express LLC**, a Delaware limited liability company, whose address is 10 East 40th Street, Suite 1701, New York, New York 10016 *("**Grantor**")*, and **B TP IOS NASHVILLE LLC**, a Delaware limited liability company, whose address is c/o Blackstone Real Estate, 345 Park Avenue, 32nd Floor, New York, New York 10154 *("**Grantee**")*.

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid by the Grantee, receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in Davidson County, Tennessee (the *"**Property**"*):

See **Exhibit A** attached hereto and made a part hereof.

Together with all buildings, structures, parking areas, sidewalks, landscaping and improvements located on the Property (collectively, the *"**Improvements**"*), and together with all appurtenances pertaining thereto, and all right, title and interest of Grantor in and to any water rights, subsurface rights, air rights, easements, licenses, privileges, strips or gores of real estate, adjacent streets, roads, alleys, or rights of way adjacent to the Property and any water, sewer and utility pipes of and facilities on or appurtenant to the Property.

Together with all the rights, tenements, hereditaments, easements and appurtenances of Grantor thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto. Except as provided on **Exhibit B** attached hereto (the *"**Permitted Exceptions**"*) as to which matters this conveyance is expressly made subject, Grantor does fully warrant title to said Property and Grantor will forever warrant and defend the same against lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other. The reference to Permitted Exceptions herein shall not be deemed to reimpose the same.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed effective as of the day and year first above written.

Signed and sealed in the presence of:

GRANTOR:

IG Express LLC,
a Delaware limited liability company
By: _____
Print Name: Daniel Glaser
Its: Authorized Signatory

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of March, 2026, by Daniel Glaser, the Authorized Signatory of IG Express LLC, a Delaware limited liability company, on behalf of said limited liability company. Such person did not take an oath and: *(notary must check applicable box)*

☒ is/are personally known to me.
☐ produced a current _____ driver's license as identification
☐ produced as identification.

{Notary Seal must be affixed}

NEIL H. BENOWITZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6079868
Qualified in New York County
My Commission Expires November 28, 2026

_____
Signature of Notary

Neil H. Benowitz
Name of Notary Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

The actual consideration for this transfer or value of the property transferred, whichever is greater, is the sum of $25,250,000.00.

GRANTOR:

IG Express LLC,
a Delaware limited liability company

By: _____
Print Name: Daniel Glaser
Its: Authorized Signatory

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of March, 2026, by Daniel Glaser, the Authorized Signatory of IG Express LLC, a Delaware limited liability company, on behalf of said limited liability company. Such person did not take an oath and: *(notary must check applicable box)*

☒ is/are personally known to me.
☐ produced a current _____ driver's license as identification
☐ produced as identification.

{Notary Seal must be affixed}

_____
Signature of Notary

Neil H. Benowitz
Name of Notary Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

NEIL H. BENOWITZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6079868
Qualified in New York County
My Commission Expires November 28, 2026

Signature Page to Special Warranty Deed

EXHIBIT A to Deed

Property

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAT FOR WEST PROPERTIES SUBDIVISION AS RECORDED IN BOOK 9700, PAGE 179, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION AND ALSO DESCRIBED AS FOLLOWS:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 42 AND 43 ON THE UNRECORDED MAP OF HOSTETTLER'S TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EAST RIGHT-OF-WAY OF TENNESSEE CENTRAL RAILWAY LOCATED APPROXIMATELY 300' NORTH OF MURFREESBORO ROAD, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE HAVING A CENTRAL ANGLE OF 42 DEG. 44', A RADIUS OF 1300.8' A CHORD OF 947.9' BEARING N 30 DEG. 01' E, A DISTANCE OF 971.2' TO A CONCRETE MONUMENT; THENCE WITH SAID RAILWAY, N 51 DEG. 23' E, 810.0' TO A POINT IN THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY RIGHT-OF-WAY AS RECORDED IN BOOK 3030, PAGE 473; THENCE WITH SAID HIGHWAY RIGHT-OF-WAY S 67 DEG, 43' 30" E, 387.0' TO A POINT; THENCE S 23 DEG. 58' 07" W, 90.0' TO A POINT; THENCE S 61 DEG. 20' 53" E, 50' MORE OR LESS TO A POINT IN THE CENTER OF BROWN'S CREEK RELOCATED; THENCE WITH THE CENTER OF BROWN'S CREEK AS RELOCATED IN A SOUTHWESTERLY DIRECTION APPROXIMATELY 1770' TO A POINT IN WALLACE'S NORTH LINE; THENCE WITH WALLACE'S NORTH LINE N 73 DEG. 22' W, 170' MORE OR LESS TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A 6 ACRE TRACT OF LAND CONVEYED TO H. G. LIPSCOMB & COMPANY, OF RECORD IN BOOK 4025, PAGE 200, SAID REGISTER'S OFFICE, AS FOLLOWS:

BEING A PARCEL OF LAND IN THE THIRD CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE WEST BY T. C. RAILWAY, SOUTH BY LAND OWNED BY WALLACE, AND EAST BY BROWN'S CREEK RELOCATED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EAST RIGHT OF WAY OF TENNESSEE CENTRAL RAILWAY LOCATED APPROXIMATELY 300 FEET NORTH OF MURFREESBORO ROAD, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1300.8 FEET, A CENTRAL ANGLE OF 32 DEG. 33', A LONG CHORD OF 729.1 FEET BEARING NORTH 25 DEG. 06' EAST TO A CONCRETE MONUMENT LOCATED 50' SOUTHERLY FROM THE CENTER OF TENNESSEE CENTRAL RAILWAY; THENCE SOUTH 38 DEG. 45' EAST, PASSING A WITNESS MONUMENT AT 524.47 FEET, A TOTAL DISTANCE OF 584.93 FEET TO A POINT IN THE CENTER OF BROWN'S CREEK AS RELOCATED; THENCE UPSTREAM WITH THE CENTER OF SAID CREEK SOUTH 58 DEG. 20' WEST 520.7 FEET TO A POINT; THENCE NORTH 73 DEG. 22' WEST PARALLEL AND 296.1 FEET NORTHERLY FROM THE NORTH MARGIN OF MURFREESBORO ROAD PASSING A WITNESS MONUMENT AT 80.4 FEET A TOTAL DISTANCE OF 242.4 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 8873, PAGE 917, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERN BOUNDARY LINE OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING 10 FEET SOUTH OF E. N. HESTER PROPERTY'S NORTHWEST CORNER OF RECORD IN DEED BOOK 4427, PAGE 929, R.O.D.C., TENNESSEE; THENCE, WITH SAID EAST LINE S 35 DEGREES 11' W 80.02 FEET TO A POINT, SAID POINT ALSO BEING 10 FEET NORTH OF HESTER SOUTHWEST CORNER; THENCE, N 56 DEGREES 00' W 310.15 FEET TO A POINT; THENCE, N 35 DEGREES 11' E 80.02 FEET TO A POINT; THENCE, S 56 DEGREES 00' E 310.15 FEET TO A POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO WEST PROPERTIES, LP., A TENNESSEE LIMITED PARTNERSHIP BY WARRANTY DEED FROM THOMAS E. BIANCONI OF RECORD IN BOOK 9205, PAGE 495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS ANY PORTION OF SAID PROPERTY THAT LIES WITHIN THE BED OF INTERSTATE 40.

TRACT II:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, SIXTEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE LOCATED ON THE SOUTHERLY SIDE OF INTERSTATE 40 BETWEEN THE NASHVILLE AND EASTERN RAILROAD AND BROWN'S CREEK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE POINT OF INTERSECTION OF EASTERLY RIGHT-OF-WAY LINE OF THE NASHVILLE AND EASTERN RAILROAD CORPORATION AND THE SOUTHERLY RIGHT-OF-WAY LINE TO INTERSTATE 40.

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS: S 71° 19' E, 273.00 FEET TO A CONCRETE MONUMENT;

S 62° 02' E, 138.45 FEET TO A CONCRETE MONUMENT; S 23° 58' W, 90.03 FEET TO A POINT;

S 61° 21' E, 63.03 FEET TO A POINT IN THE CENTERLINE OF BROWN'S CREEK;

THENCE, WITH THE CENTERLINE OF SAID CREEK AND THE WESTERLY LINE OF EXPRESSWAY COMMERCIAL PARK AS OF RECORD IN BOOK 3700, PAGE 94, R.O.D.C. THE FOLLOWING CALLS: S 56° 24' 00" W, 143.43 FEET TO A POINT; WITH A CURVE TO THE LEFT 118.65 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 21° 12', A RADIUS OF 320.51 FEET, A TANGENT OF 60.00 FEET AND A CHORD OF S 45° 48' 00" W, 117.92 FEET; S 35° 11' 00" W, 260.66 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATELINE LANE;

THENCE, WITH SAID RIGHT-OF-WAY LINE N 56° 00' 00" W, 310.15 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE TERMINUS OF SAID LANE S 35° 11' W, 80.02 FEET TO A POINT;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LANE S 56° 00' E, 310.15 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE CENTERLINE OF BROWN'S CREEK AND THE WESTERLY LINE OF THE AFOREMENTIONED EXPRESSWAY COMMERCIAL PARK THE FOLLOWING CALLS: S 35° 11' W, 89.24 FEET TO A POINT; WITH A CURVE TO THE RIGHT 198.78 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG 48', A RADIUS OF 720.84 FEET, A TANGENT OF 100.00 FEET AND A CHORD OF S 43° 05' W, 198.15 FEET; S 50° 59' W, 312.92 FEET TO A POINT; THENCE, LEAVING SAID LINE WITH THE NORTHERLY LINE OF PROPERTY CONVEYED TO D.J.L. CORPORATION BY DEED OF RECORD IN BOOK 7074, PAGE 128, R.O.D.C., N 38° 43' W. 584.93 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE NASHVILLE AND EASTERN RAILROAD CORPORATION; THENCE, WITH SAID LINE WITH A CURVE TO THE RIGHT 231.05 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 10° 11', A RADIUS OF 1,300.00 FEET, A TANGENT OF 115.83 FEET AND A CHORD OF N 46° 15' 30" E, 230.74 FEET; THENCE, CONTINUING WITH SAID LINE N 51° 21' E, 806.23 FEET TO THE POINT OF BEGINNING.

TRACT III:

BEING A PARCEL OF LAND IN THE THIRD CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE WEST BY T.C. RAILROAD, SOUTH BY LAND OWNED BY WALLACE, AND EAST BY BROWN'S CREEK RELOCATED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EAST RIGHT-OF-WAY OF TENNESSEE CENTRAL RAILWAY LOCATED APPROXIMATELY 300 FEET NORTH OF MURFREESBORO ROAD, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1300.8 FEET, A CENTRAL ANGLE OF 32 DEGREES 33', A LONG CHORD OF 729.1 FEET BEARING NORTH 25 DEGREES 06' EAST TO A CONCRETE MONUMENT LOCATED 50' SOUTHERLY FROM THE CENTER OF TENNESSEE CENTRAL RAILWAY; THENCE SOUTH 38 DEGREES 46' EAST, PASSING A WITNESS MONUMENT AT 524.47 FEET, A TOTAL DISTANCE OF 584.93 FEET TO A POINT IN THE CENTER OF BROWN'S CREEK AS RELOCATED; THENCE UPSTREAM WITH THE CENTER OF SAID CREEK SOUTH 58 DEGREES 20' WEST 520.7 FEET TO A POINT; THENCE NORTH 73 DEGREES 22' WEST PARALLEL AND 296.1 FEET NORTHERLY FROM THE NORTH MARGIN OF MURFREESBORO ROAD PASSING A WITNESS MONUMENT AT 80.4 FEET A TOTAL DISTANCE OF 242.4 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO IG EXPRESS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM WEST PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20211123-0155669, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B to Deed

Permitted Exceptions

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

2. Laws, ordinances and governmental regulations and all building, zoning, land use and any subdivision ordinances and regulations affecting the occupancy, use or enjoyment of the Property.

3. Lack of direct access to a controlled access highway, I-40.

4. All matters shown on plat(s) of record in Book 9700, Page 179, in the Register's Office of Davidson County, Tennessee.

5. Council Bill No. 73-650, of record in Book 073, Page 650, in Book 090, Page 1391, and in Book BL2020, Page 435, in the Register's Office of Davidson County, Tennessee.

6. Easement contained in Deed of record in Book 303, Page 473, in the Register's Office of Davidson County, Tennessee.

7. Easement from John Fesler and wife, Barbar Fesler, Anthony Sudekum and wife, Nettie E. Sudekum to Tennessee Industrial School, of record in Book 372, Page 392, in the Register's Office of Davidson County, Tennessee.

8. Easement contained in Deed of record in Book 737, Page 111, in the Register's Office of Davidson County, Tennessee.

9. Transmission Line Easement from Nashville Trust Company to The United States of America, of record in Book 1153, Page 385, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Super Service Motor Freight Co., Inc., and The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3767, Page 252, in the Register's Office of Davidson County, Tennessee.

11. Easement contained in Deed of record in Book 4025, Page 200, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Thomas E. Bianconi and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7061, Page 114, in the Register's Office of Davidson County, Tennessee.

13. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between D.J.L. Corporation, by David G. Patterson, President, and

Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7121, Page 119, in the Register's Office of Davidson County, Tennessee.

14. Terms and provisions of Agreement for Dedication of Easement for Purpose of Ingress and Egress to Provided Maintenance For Sanitary Sewers, Sewage Regulators and Appurtenances, by and between Thomas E. Bianconi and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8290, Page 947, in the Register's Office of Davidson County, Tennessee.

15. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Thomas E. Bianconi and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9056, Page 489, in the Register's Office of Davidson County, Tennessee.

16. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between D. J. L. Corporation, David Patterson, President and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9277, Page 148, in the Register's Office of Davidson County, Tennessee.

17. Terms and provisions of Agreement for Dedication of Easement for Water Mains and Appurtenances, by and between West Property L.P., Robert E. "Bob" West, President, and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10011, Page 923, in the Register's Office of Davidson County, Tennessee.

18. Easement contained in Deed of record in Book 10208, Page 786, in the Register's Office of Davidson County, Tennessee.

19. Easement for the flow of the waters of Brown's Creek, and the rights of the public therein.

20. Rights of upper and lower riparian owners to the flow of the waters of Brown's Creek, free from diminution or pollution.

21. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Brown's Creek.

22. Rights of the Railroad Company to expand its right of way to its full charter width.

23. Rights of IMC Logistics, LLC f/k/a Intermodal Cartage, Inc. as tenant only, under an unrecorded Lease Agreement with West Properties, L.P., as landlord, dated August 1, 2000, as amended and/or assigned, with no rights to purchase or rights of first refusal.

24. All facts, rights, interests or claims that may exist or arise by reason of the matters disclosed by an ALTA/NSPS survey made by BA Land Professionals (coordinated by American National, LLC) on December 28, 2025, last revised February 13, 2026, designated as Project No. 25-0663.

Tennessee Certification of Electronic Document

I, Paola Marquez, 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 April 1, 2026 (date of document).

Affiant Signature

4/01/2026
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 1st day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9/11/2027

NOTARY'S SEAL

KAREN L. HOSIER
MY COMMISSION # HH 442155
EXPIRES: September 11, 2027