THIS INSTRUMENT WAS PREPARED BY:
George V. Crawford III
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

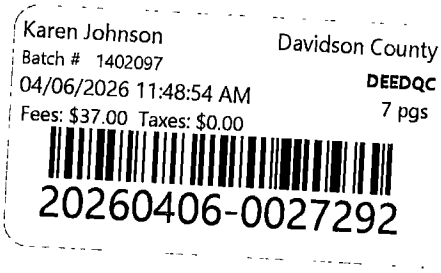
RECORD AND RETURN TO:
George V. Crawford III
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

NAME AND ADDRESS OF NEW OWNER:
Vertex Venture Holdings LLC
95 White Bridge Pike, Suite 401
Nashville, TN 37205

SEND TAX BILLS TO: SAME

TAX PARCEL NO.

068-00-0-050.00



QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CUMBERLAND TERMINALS, INC.**, a Tennessee corporation, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **VERTEX VENTURE HOLDINGS LLC**, a Delaware limited liability company, all of its right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property known as 7260 Centennial Blvd, Nashville, Tennessee 37205.

Whenever 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 executed this instrument on this 6th day of April, 2026.

CUMBERLAND TERMINALS, INC.,
a Tennessee corporation

By: Richard F. Cummins, Jr.
Name: Richard F. Cummins, Jr.
Title: President

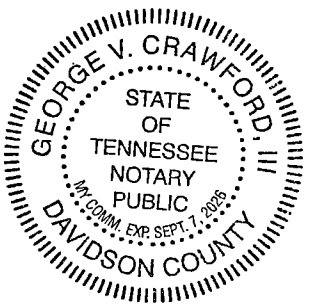
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Richard F. Cummins, Jr., 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 CUMBERLAND TERMINALS, INC., a corporation, the within named bargainor, and that he as such President, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand, at office, this 6th day of April, 2026.

Notary Public

My Commission Expires: 9/7/2026



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this
6th day of April, 2026.

Notary Public
My Commission Expires: 9/7/26

GEORGE V. CRAWFORD, III
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT. 7, 2026
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land located in the Eighth Civil District of Davidson County, Tennessee, and more particularly also described as follows:

BEGINNING at a concrete monument marking the northwest corner of Ford Motor Company property and the north right of way of Centennial Blvd .; thence with the said Ford Motor Company line N 51° 30' 1,270.8 feet to a concrete monument; thence N 18° 30' W 1,121.0 feet to a concrete monument; thence N 51° 30' E 1,195 feet, more or less to the low water line of Cumberland River, passing a concrete witness monument at 1,058.39 feet; thence with meanders of said low water line in a northwesterly direction 2,200.0 feet, more or less to the northeast corner of property. Said line being witnessed by a line bearing S 45° 2' E 2,191.0 feet from the aforementioned witness monument; thence S 38° W 218.5 feet, more or less, to a witness pin; thence S 38° W 2,352.9 feet to the north right of way of Centennial Blvd.; thence following the north right of way line of Centennial Blvd., in a southeasterly direction, a distance of 2,729.00 feet, plus or minus, to the point of beginning, containing 143.3 acres, more or less.

BEING a portion of the same property conveyed to Cumberland Terminals, Inc. by deed from the State of Tennessee, of record in Book 3708, page 284, Register's Office for Davidson County, Tennessee.

Included in the above property description but expressly excluded therefrom are the following two tracts of land more particularly

TRACT I:

A tract of land in the 1st Civil District of Nashville, Davidson County, Tennessee, being part of a 143.3 acre tract of land conveyed to Cumberland Terminals, Inc., by the State of Tennessee on February 10, 1964, recorded in Deed Book 3708, Page 284, R.O.D.C., also being part of the property acquired by the State of Tennessee as recorded in Deed Book 185, Page 375, R.O.D.C., and being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon dated August 31, 1982, as follows:

Beginning at a point on the easterly margin of Centennial Boulevard, said point being the northwest corner of a 143. 3 +/- acre tract of land conveyed to Cumberland Terminals, Inc., by the State of Tennessee on February 10, 1964, and recorded in Deed Book 3708, Page 284, R.O.D.C.;

Thence, N 37° 52' E, 2,322.13 ft. leaving the easterly margin of Centennial Boulevard and with the north line of the 143.3 acre tract as conveyed to Cumberland Terminals, Inc., to a witness point marked by an Iron pin, continuing N 37° 52' E, 218+/- feet to the low water line of the Cumberland River (in all N 37° 52' E, 2,540.0+/- feet);

Thence, In a southeast direction and upstream with the meanders of the low water line of the Cumberland River 1,250 +/- feet to a point;

Thence, leaving the low water line of the Cumberland River, S 41° 00' W, 175+/- ft. to witness point and continuing S 41° 00' W, 559.98 feet to a point (in all S 41° 00' W, 735.01 feet);

Thence, S 53° 00' E, 525.00 feet to a point;

Thence, S 9° 00' E, 210.00 feet to a point;

Thence, S 51° 30' W, 533.20 ft. along a line that is 150.0 feet distant from and parallel to the Ford Motor Company's property line;

Thence, S 18° 30' E, 417.40 ft. parallel to and 150 feet from the Ford Motor Company's property line;

Thence, S 51° 30' W, 1,173.70 feet to a point on the easterly margin of Centennial Boulevard;

Thence, in a northwest direction with the easterly margin of Centennial Boulevard and with a curve to the left 1,884.85 feet passing an iron pin at 1,881.13 feet to the point of beginning, said curve having a central angle of 23° 18' 23", a radius of 4,633.66 feet, a tangent of 955.64 feet and a chord of N 39° 17' W, 1,871.88 feet;

Containing 101.3+ acres.

Being the same property conveyed to Cumberland Associates, Ltd., a Tennessee limited partnership by deed from Cumberland Terminals, Inc. of record in Book 5946, page 57, Register's Office for Davidson County, Tennessee also described as follows:

TRACT II:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located easterly of Centennial Boulevard and being a portion of the property conveyed to Cumberland Terminals by Deed of Record in Book 3708, Page 284, R.O.D.C., and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly line of said Cumberland Terminals, said monument being N 54° 49' E, 1173.70 feet, N 15° 11' W, 417.40 feet from a lead plug in the easterly margin of Centennial Boulevard; Thence, with the northerly line of said Cumberland Terminals, N 54° 49' E, 270.44 feet to a point; Thence, leaving said northerly line with a severance line, S 41° 11' W, 305.23 feet to a point; Thence, N 15° 11' W, 76.56 feet to the point of beginning. Containing 9,728 square feet or 0.22 acre, more or less.

Being the same property conveyed to CRC Holdings, Inc. by deed from Cumberland Terminals, Inc., a Tennessee corporation, of record in Book 7671, page 708, Register's Office for Davidson County, Tennessee.

Also described as follows:

Being a parcel of land located in the Urban Services District, 20th Councilmanic District, Davidson County, Nashville, Tennesee, generally located along the westerly side of the Cumberland River and on the east side of Centennial Boulevard, same being a part of property conveyed to Cumberland Terminals, Inc. by deed of record in Book 3708, page 284, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an old five-eighths inch iron rod on the easterly right-of-way line of Centennial Boulevard, same being a common corner with Airgas-Mid America, Inc. of record in Instrument No. 20050314-0027510, R.O.D.C.;

THENCE, with said easterly right-of-way line of Centennial Boulevard as follows:

N 15° 08' 02" W, 106.55 feet to a new five-eighths inch iron rod, With a curve to the left, having a central angle of 09° 07' 52", a radius of 4,633.66 feet, a tangent of 370.02 feet, and a chord of N 19° 41' 58" W, 737.68 feet for an arc length of 738.47 feet to a new five-eighths inch iron rod, same being a common corner with XPO LTL Properties, LLC of record in Instrument No. 20231222-0098941, R.O.D.C.;

THENCE, leaving said easterly right-of-way line of Centennial Boulevard with XPO LTL Properties, LLC as follows:

N 54° 51' 13" E, 1,174.08 feet to an old concrete monument,
N 15° 06' 05" W 340.84 feet to an old concrete monument,
N 41° 17' 23" E, 305.20 feet to a new five-eighths inch iron rod,
N 54° 55' 18" E, 262.77 feet to an old concrete monument,
N 05° 34' 16" W, 209.98 feet to an old concrete monument,
N 49° 36' 36" W, 525.00 feet to a new five-eighths inch iron rod,
N 44° 23' 24" E, passing a common corner at 200 feet, more or less, continuing 589.05 feet with Allied Waste Industries of TN, Inc, of record in Instrument No. 20000623-0062796, R.O.D.C., in all for the total distance of 789.05 feet to the low water line of the Cumberland River;

THENCE, with low water line of the Cumberland River as follows:
S 20° 08' 56" E, 12.10,
S 36° 21' 40" E, 53. 99 feet,
S 41° 46' 16" E, 173.23 feet,
S 37° 44' 27" E, 155. 21 feet,
S 33° 23' 39" E, 135.38 feet,
S 32° 12' 20" E, 120.36 feet,
S 34° 55' 38" E, 106.11 feet,
S 40° 57' 59" E, 66. 13 feet,
S 38° 30' 38" E, 83.65 feet,
S 30° 04' 08" E, 81. 69 feet to a common corner with 7228 Centennial Boulevard LLC of record in Instrument No. 20211028-0144762, R.O.D.C.;

THENCE, with 7228 Centennial Boulevard LLC as follows:

S 54° 53' 24" W, passing an old five-eighths inch iron rod at 136.61 feet, continuing 1,058.39 feet in all for a total distance of 1,195.00 feet to an old five-eighths inch iron rod, S 15° 07' 23" E, 1,121.00 feet to an old iron rod in concrete, S 54° 53' 02" W, passing a common corner with the aforementioned Airgas-MD America, Inc. at 551.19 feet, continuing 720.41 feet in all for a total distance of 1,271.60 Feet to the POINT OF BEGINNING.

Containing 1,833,397 Square Feet or 42.09 Acres, more or less.