THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

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

Karen Johnson Davidson County
Batch# 1403403 DEEDWARRSP
04/08/2026 08:54:30 AM 11 pgs
Fees: $58.00 Taxes: $241,053.15
20260408-0028429

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 (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.]

A-E, G-J, L-Q

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: B R. W
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.

Jenny Pattana
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 $65,149,500.00.

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: 201 Nesbitt Lane (Tax ID 043-05-0-030-00)

Land in Davidson County, Tennessee:

Being parts of Lots Nos. 1 and 2 on the Map of the Subdivision of the Ragsdale Lands, of record in Plan Book 1, page 31, of the Chancery Court at Nashville, and described as follows:

Beginning at a monument at the intersection of the west line of the L&N Railroad right of way and an unnamed road, thence by the fence, along the railroad right of way south 10 degrees 43' west 196.6 feet to a monument in said fence line; thence by a fence north 85 degrees 46' west 50 feet to a monument in the fence line; thence north 3 degrees 25' east 194.8 feet to a monument in the fence line of the south line of the above mentioned unnamed road; thence south 86 degrees 35' east 75.07 feet to the point of beginning.

Being the same property conveyed to Nashville Gas Company by quitclaim deed from Tennessee Natural Gas Lines, Inc., dated 9/30/1983 and recorded on 10/20/1983 in Book 6160, Page 640, in 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.

Tract 2: 3201 West Hamilton Avenue (Tax ID 070-01-0-059-00)

Land in Davidson County, Tennessee being more particularly described as follows:

Being Lot No. 282 on the Plan of Treppard Heights, Section 4, as of record in Book 2854, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Piedmont Natural Gas Company by Warranty Deed from Enid Jumper and Carlos D. Harris dated 10/4/2017 and recorded on 10/5/2017 in Instrument Number 20171005-0102101, in Davidson County, Tennessee.

Tract 3: 2313 Buena Vista Pike (Tax ID 070-09-0-019-00)

A tract of land in the 13th, formerly 23rd Civil District of said County, being a part of Lots Nos. 1 and 4 of the Daniel Dunavant Lands, not of record, and also being known as Tract 1 on an unrecorded copy of a survey of the lands of Minnie Powell, deceased, as shown on a survey prepared by Brokaw, Dixon and McKee, Engineers, October 20, 1945, and described as follows:

Beginning at a point in the westerly right of way line of West Hamilton Road, being the Southeast corner of the land in question; thence with the West margin of said West Hamilton Road, North 33 degrees 30 minutes East 316 feet more or less to the common corner of Tracts 1 and 2 of the Powell Lands; thence with the line between said tracts Northwesterly 234.5 feet to the East line of the Curtis Land; thence with the line of the same, South 2 degrees 30 minutes West to a point at the Southwest corner of Tract 1; thence with the same line of the same, Easterly 48 feet to the point of beginning.

Being the same property conveyed to Nashville Gas Company by deed from Tennessee Natural Gas Lines, Inc. of record in Book 6160, page 638, said Register's Office; 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: 200 Old Trinity Lane (Tax ID 071-06-0-065-00)

Land in the 4th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 5 on the Second Plan of Brooklyn as recorded in Deed Book 19, Page 305, Register's Office for said County and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the Easterly right-of-way of Interstate 65 and the Southerly right-of-way of Old Trinity Lane; thence along said Old Trinity Lane South 83 degrees 28 minutes 33 seconds East, 214.60 feet to an iron pin; thence leaving said south right-of-way South 03 degrees 38 minutes 16 seconds East, 259.95 feet to the Northerly right-of-way of said Interstate 65 and West Trinity Lane; thence along said Interstate 65, North 57 degrees 00 minutes 00 seconds West 134.00 feet; thence North 29 degrees 28 minutes 00 seconds West 242.40 feet to the point of beginning and containing 0.8 acre, more or less.

Being the same property conveyed to Piedmont Natural Gas Company, Inc, which acquired title by Agreed Order made by Stephen Jonathan Lawler and Wells Fargo Bank, National Association, individually and as trustee for the holders of First Franklin Mortgage Loan Trust 2004-FF6, dated September 21, 2012 and recorded January 4, 2013 in Instrument Number 20130104-0001148.

Tract 5: 160 Old Trinity Lane (Tax ID 071-06-0-066-00)

A tract of land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the South margin of Trinity Lane (Old) being Lucas' new Northwest corner; thence with Lucas' new West line, South 70 degrees 45 minutes East 289.8 feet to a point in the North margin of Trinity Lane (New), thence with the margin of the said Lane, North 88 degrees 30 minutes West 74.7 feet to a point, being the Southwest corner of this lot; thence North 7 degrees 45 minutes West 289.2 feet to the South margin of Trinity Lane (Old); thence with the margin of the same, North 89 degrees 20 minutes East 75 feet to the beginning.

Being the same property conveyed to Nashville Gas Company, which acquired title by Quitclaim Deed made by Tennessee Natural Gas Lines, Inc., dated September 30, 1983 and recorded October 20, 1983 in Book 6160, Page 630, in 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.

Tract 6: 1398 County Hospital Road (Tax ID 080-00-0-046-00)

Land in Davidson County, Tennessee, being described as follows:

Beginning at an iron pin in the South margin of the New County Hospital Road (Metropolitan Government of Nashville and Davidson County, Project No. D-37-122), said iron pin being the P.C. of a curve and shown as Survey Station 78-48. 94 on the plans of Project No. D-37-122; thence S 62° 21' 34" E, 81.65 feet with the chord of a curve to the left, said curve having a radius of 1949.86 feet, a tangent distance of 40.83 feet, an interior angle of 2° 23' 58" and a length of 81.66 feet to an iron pin in the South margin of the New County Hospital Road; thence S 30° 06' 45" W, 943. 87 feet and severing the lands of Davidson County, Tennessee along the entire length of this course to an iron pin, said iron pin being S 48° 28' 35" E, 525.0 feet from the centerline of a Nashville Electric Service transmission line; thence S 48° 28' 35" E, 400.00 feet again severing the lands of Davidson County, Tennessee and continuing to an iron pin, said iron pin being S 49° 28' 35" E, 925.0 feet from the centerline of the Nashville Electric Service transmission line; thence S 41° 31' 25" W, 1600.00 feet to an iron pin again severing the lands of Davidson County, Tennessee, along the entire length of this course, and being parallel to, and a distance of 925.0 feet from the centerline of a Nashville Electric transmission line at all times; thence N 48° 28' 35" W, 925.0 feet to a point in the centerline of the Nashville Electric Service transmission line, continuing N 48° 28' 35" W 465.76 feet to an iron pin in. the easterly line of the property conveyed to the Metropolitan Government of Nashville and Davidson County, (Sewerage Service Division), White's Creek Sewage Treatment Plant Site, and shown on a survey by Consoer, Townsend and Associates, dated October 26, 1970, in all N 48° 28' 35" W, 1390.76 feet; thence N 43° 40' E, 205.41 feet with the Easterly line of the Metropolitan Government of Nashville and Davidson County, Tennessee, property to a concrete monument, said Easterly line being the Westerly line of a 150 foot Easement granted the United States of America (T. V.A.) by Davidson County, Tennessee and recorded in Deed Book 2907, page 500 and designated as Tract No. G.W.N.-10; thence N 41° 24' 50" E, 1260.60 feet with the Easterly line of the Metropolitan Government of Nashville and Davidson County, and the Westerly line of a 150 foot Easement, (Tract G.W.N.-10), granted the United States of America T. V. A.) as previously referenced to a concrete monument; thence N 25° 28' 30" E, 218. 00 feet with the Easterly line of the Metropolitan Government of Nashville and Davidson County, and the Westerly line of a 150 foot Easement (Tract G.W.N.-10), granted the United States of America (T. V. A.) to an iron pin; thence S 75° 07' 30" E, 535.00 feet, leaving the Westerly line of a 150 foot Easement, (T.V.A. Tract G.W.N.-10), severing the lands of the Metropolitan Government of Nashville and Davidson County, to an iron pin; thence N 14° 52' 30" E, 280.00 feet to an iron pin; thence N 77° 42' 30" W, 260.00 feet to an iron pin; thence N 12° 17' 30" E, 325.00 feet to an iron pin in the South margin of the New County Hospital Road; thence S 61° 09' 35" E, 833. 34 feet along the South margin of the New County Hospital Road, (Metro Project D-37-122) to the point of beginning.

Being the same property conveyed to Nashville Gas Company by Quitclaim Deed from Tennessee Natural Gas Lines, Inc. of record in Book 6160, Page 624, in the Register's Office of 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.

Tract 7: County Hospital Road (Tax ID 080-00-0-078-00)

BEING a certain parcel of land located in Davidson County, Tennessee being more particularly described as Parcel 3 on the survey dated December 1, 2015 of County Hospital Road property for Piedmont Natural Gas having been performed by Energy Land & Infrastructure and having been surveyed by Vernon W Bell, TN RLS #2198 and being more particularly described as follows:

BEING land lying in the First Councilmanic District of Nashville, Davidson County, Tennessee, and BEING more particularly described as follows:

Commencing at a point on the southerly right-of-way line of Whites Creek Pike at the northeast comer of the property conveyed to Piedmont Natural Gas of record in Book 6160, Page 624, in the Register's Office for Davidson County, Tennessee; THENCE leaving southerly right-of-way line of Whites Creek Pike with the easterly line of said Piedmont Natural Gas for the following calls: South 26° 25' 36" West, a distance of 943.87 feet, South 52° 9' 44" East, a distance of 400 feet, South 37° 50' 37" West, a distance of 1599.92 feet, to an existing concrete monument, being the true Point of Beginning, of the herein described tract.

THENCE for the following calls: South 40° 28' 20" East, 752.54 feet to a point; THENCE South 25° 9' 56" West, a distance of 160.78 feet; THENCE South 36° 33' 9" West, a distance of 67.90 feet to a point; THENCE South 9° 31' 29" West, a distance of 180.11 feet; THENCE South 34° 59' 3" West, 968.34 feet to a point on a Cheatham Lock and Dam Project, Flowage Easement elevation of 392.0 of record in Book 2296, Page 252, in the Register's Office for Davidson County, Tennessee; THENCE following the meanders of the said 392.0 contour and having a chord bearing and distance of North 39° 51' 53" West, 2491.64 feet, to a point on the easterly line of the White's Creek Wastewater Treatment Plant as described in Book 7783, Page 621, in the Register's Office for Davidson County, Tennessee; THENCE with the easterly line of said White's Creek Wastewater Treatment Plant for the following calls: North 41° 8' 1" East 50.66 feet; THENCE North 33° 46' 11" East, 484.45 feet, to a point; THENCE South 81° 27' 54" East, 177.26 feet to an existing concrete monument; THENCE North 40° 00' 17" East, 351.86 feet to a comer common with said property owned by Piedmont Natural Gas; THENCE with the southerly line of said Piedmont Natural Gas for the following calls: South 52° 9' 42" East, a distance of 465.85 feet; THENCE 52° 10' 1" East, a distance of 924.84 feet to the point of the beginning.

Being the same property conveyed to Piedmont Natural Gas Company, Inc. by Special Warranty Deed from The Metropolitan Government of Nashville & Davidson County of record in Instrument No. 20151030-0110714; as corrected by Deed of Correction of record in Instrument No. 20160511-0046850, in the Register's Office of Davidson County, Tennessee.

Tract 8: Camilla Caldwell Lane (Tax ID 080-00-0-079-00)

Being a tract of land located in the First Councilmanic District of Davidson County, Tennessee and being more particularly described upon a survey prepared by Vernon W. Bell, surveyor, dated December 1, 2015 and being more particularly described as follows:

Being Tract No. 1 on said survey, being a tract of land laying in Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the southerly right of way of White's Creek Pike at the northeast corner of the property conveyed to Piedmont Natural Gas, of record and Book 6160, page 624 in the Register's Office for Davidson County, Tennessee. Thence with the southerly right of way line of White's Creek Pike with a curve to the left having a radius of 1940.50 feet, a curve length of 6.41 feet, and a chord bearing and distance of South 67 degrees 23 minutes 20 seconds East 6.41 feet to a point; thence leaving the southerly right of way line of White's Creek Pike through Metropolitan Government Property, no deed found, known as Metro Parcel ID 08000004600 for the following calls: South 17 degrees 8 minutes 27 seconds West 21.98 feet; South 26 degrees 45 minutes 23 seconds West a distance of 56.23 feet; South 24 degrees 00 minutes 29 seconds West 135.43 feet; South 21 degrees 38 minutes 18 seconds West 70.45 feet with a curve to the left having a radius of 649.90 feet, an arc length of 201.92 feet, and a chord bearing and distance of South 11 degrees 7 minutes 15 seconds West 201.11 feet; South 3 degrees 48 minute 25 seconds East 311.52 feet; South 7 degrees 33 minutes 40 seconds East 262.39 feet; South 24 degrees 42 minutes 58 seconds East 33.18 feet; South 43 degrees 11 minutes 4 seconds West 40.20 feet to a corner common with said Piedmont Natural Gas property; thence with the northerly line

of Piedmont Natural Gas North 52 degrees 9 minutes 34 seconds West 400.00 feet; thence with the easterly line of Piedmont Natural Gas North 26 degrees 25 minutes 36 seconds East 943.87 feet to the point of beginning.

Being a portion of the property conveyed to Piedmont Natural Gas Company, Inc., by Special Warranty Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee filed of record Instrument No. 20170802- 0078962, in the Register's Office of Davidson County, Tennessee.

Included in the above property but expressly excluded therefrom is that part of the property conveyed by Warranty Deed as described in Confidential Record Affidavit recorded in Book 11562, Page 602, in the Register's Office of Davidson County, Tennessee.

Tract 9: Camilla Caldwell Lane (Tax ID 080-00-0-080-00)

Being a tract of land located in the First Councilmanic District of Davidson County, Tennessee and being more particularly described upon a survey prepared by Vernon W. Bell, surveyor, dated December 1, 2015 and being more particularly described as follows:

Commencing at a point on the southerly right of way line of White's Creek Pike at the northeast comer of the property conveyed to Piedmont Natural Gas of record and Book 6160, page 624 in the Register's Office for Davidson County, Tennessee; thence leaving the southerly right of way line of said Piedmont Natural Gas Property South 26 degrees 25 minutes 36 seconds West 943.87 feet; thence South 52 degrees 9 minutes 44 seconds East 400 feet to a point; South 37 degrees 50 minutes 37 seconds West 699. 83 feet to a point said point being the true point beginning of the herein described tract.

Thence leaving the easterly line of Piedmont Natural Gas through the Metro Government Property, no deed found, for the following calls: South 25 degrees 31 minutes 44 seconds East 510.13 feet; thence South 26 degrees 59 minutes 6 seconds West 221.38 feet; thence with the curve to the left having a radius of 1,000.00 feet, a curve length of 391.26 feet, and a chord bearing and distance of South 15 degrees 46 minutes 35 seconds West 388.77 feet; with a reverse curve to the right having a radius of 500.00 feet, a curve length of 154.60 feet, and a chord bearing and distance of South 13 degrees 25 minutes 33 seconds West 153.99 feet; thence South 22 degrees 17 minutes 2 seconds West 109 .98 feet; thence North 40 degrees 28 minutes 20 seconds West 752.54 feet to an existing concrete monument at a corner common with said Piedmont Natural Gas; thence with the easterly line of Piedmont Natural Gas North 37 degrees 50 minutes 37 seconds East 900.10 feet to the point of beginning.

Being a portion of the same property conveyed to Piedmont Natural Gas Company, Inc. by Special Warranty Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20170802-0078962, in the Register's Office of Davidson County, Tennessee.

Included in the above property but expressly excluded therefrom is that part of the property conveyed by Warranty Deed as described in Confidential Record Affidavit recorded in Book 11562, Page 602, in the Register's Office of Davidson County, Tennessee.

Tract 10: 1255 3rd Avenue South (Tax ID 105-03-0-228-00)

Land in Davidson County, Tennessee, being parts of Lots Nos. 2, 4, 6 and 7 on the Plan of Lester's Subdivision of part of Lot No. 13 in John Nelson's Addition to South Nashville, as of record in Plan Book 1, page 75, Chancery Court at Nashville, described as follows:

Beginning on the westerly margin of Third Avenue South, formerly College Street, at the Southeast corner of the property conveyed to Sophie Goodman by deed from Annie Goodman of record in Book 249, page 289, Register's Office for said County; thence with said Avenue, Southwardly 45 feet, more or less, to the beginning of a curve; thence around said curve in a Southwesterly direction 108 feet, more or less, to the Northerly margin

of Tutwiler Avenue, or Hart Street; thence with same, Westwardly 62 feet, more or less, to the Easterly margin of an alley; thence with said alley, Northwardly 45 feet, more or less, to the Southwest corner of said Goodman property; thence with the Southerly line of same, Eastwardly 120 feet, more or less to the beginning.

Being the same property conveyed to Mohamed Sankari by deed of record in Instrument No. 20030108-0003291, said Register's Office; and as conveyed to Piedmont Natural Gas Company, Inc. by Agreed Order recorded 11/10/2014 in Instrument # 20141110-0103625, as re-recorded 7/10/2017 in Instrument # 20170710-0068973, as re-recorded 6/16/2020 in Instrument # 20200616-0061780.

Tract 11: 541 Spence Lane (Tax ID 106-03-0-034-00)

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Spence Lane Park, of record in Plat Book 7900, page 208, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Piedmont Natural Gas Company, Inc., a North Carolina Corporation, which acquired title by Warranty Deed made by McRedmond, LLC as to an undivided 3/10 interest, Mary Pauline Vogel, Ellen Kade, Louis A. McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, each as to an undivided 1/10 interest, all as tenants in common, dated October 18, 2012 and recorded October 22, 2012 in Instrument Number 20121022-0096513.

Tract 12: 83 Century Boulevard (Tax ID 107-00-0-181-00)

Land in Davidson County, Tennessee, being Lot No. 2 on the plat of Piedmont Subdivision Century City PUD #148-74-U-14, of record in Instrument No. 20090507-0042068, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the property conveyed to Piedmont Natural Gas Company, Inc., a North Carolina Corporation, by deeds of record in Instruments No. 20081002-0100486, 20081002-0100488, 20081002-0100489, and 20080819-0085257, said Register's Office.

Tract 13: 14860 Old Hickory Boulevard (Tax ID 162-00-0-103-00)

Being in the 5th Civil District of Davidson County, Tennessee and described according to a survey made by Lewis D. Justice, March 26, 1947, as follows:

Beginning at a stake in the Easterly margin of Old Hickory Boulevard, being C. H. Griggs Southwest corner; thence North 82 degrees East 329 feet to a point in the center of a branch; thence along the middle of said branch South 25 degrees 20 minutes East 27 feet, South 4 degrees 40 minutes West 81 feet, South 4 degrees 25 minutes East 38 feet, South 3 degrees 10 minutes East 154 feet to a post in Watson's Northerly line; thence with Watson's Northerly line; South 89 degrees 45 minutes West 92 feet to a point in the Easterly margin of Old Hickory Boulevard; thence along the Easterly margin of said boulevard North 44 degrees 55 minutes West 156 feet, to a stake; thence continuing along the Easterly margin of said Boulevard North 51 degrees West 209 feet to the point of beginning, and containing 1.34 acres, more or less.

Being a portion of the same property conveyed to Piedmont Natural Gas Co., Inc., which acquired title by Warranty Deed made by James W. Watson, dated October 3, 2012 and recorded October 4, 2012 in Instrument Number 20121004-0091086.

Tract 14: 14864 Old Hickory Boulevard (Tax ID 162-00-0-129-00)

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by E. L. Miller, Jr. & Co., dated May 12, 1966, more particularly described as follows:

Beginning at a point in the Northeasterly margin of Old Hickory Blvd. approximately 80 feet, more or less, from Benzing Road in an Easterly direction at the center line of a drain; thence North 67 degrees 00', East a distance of 190 feet; thence North 56 degrees 45 minutes East a distance of 107 feet; thence North 80 degrees 10 minutes East a distance of 302 feet; thence North 65 degrees 30 minutes East a distance of 30 feet; thence South 5 degrees 00 minutes West a distance of 54 feet; thence South 2 degrees 00 minutes West a distance of 200 feet; thence South 10 degrees 45 minutes West a distance of 307 feet to a post; thence South 89 degrees 45 minutes West a distance of 95 feet to a point; thence North 3 degrees 10 minutes West a distance of 154 feet; thence North 41 degrees 25 minutes West a distance of 38 feet; thence North 4 degrees 40 minutes East a distance of 81 feet; thence North 25 degrees 20 minutes West a distance of 27 feet; thence South 82 degrees 00 minutes West a distance of 329 feet to a post in the Northeasterly margin of Old Hickory Blvd.; thence along the margin of Old Hickory Blvd. thusly; North 43 degrees 45 minutes West a distance of 71 feet; thence North 41 degrees 00 minutes West a distance of 100 feet to the point of beginning, containing 3.5 acres, more or less.

Being a portion of the same property conveyed to Piedmont Natural Gas Co., Inc., which acquired title by Warranty Deed made by James W. Watson, dated October 3, 2012 and recorded October 4, 2012 in Instrument Number 20121004-0091086.

Tract 15: 800 Second Avenue North (Tax ID 082-14-0-021-00)

Land in Davidson County, State of Tennessee, being described as follows:

Beginning at an iron rod in the South margin of Stockyard Street, formerly Whiteside Street, said rod being 34 feet East from the intersection of the East margin of Second Avenue North, formerly Market Street;

Thence, with the South margin of Stockyard Street, North 63 degrees 15 minutes 43 seconds East, a distance of 278.66 feet to an iron rod in the West margin of First Avenue North, formerly Front Street: thence, along the West margin of First Avenue North, South 26 degrees 31 minutes 11 seconds East, a distance of 630.00 feet to an iron rod;

Thence, South 63 degrees 15 minutes 43 seconds West, a distance of 310.26 feet to a spike in the East margin of Second Avenue North;

Thence, along the East margin of Second Avenue North, North 26 degrees 44 minutes 17 seconds West, a distance of 609.00 feet to an iron rod, being the comer of a small tract owned by Nashville Gas Company;

Thence, along the Nashville Gas Company boundary, North 63 degrees 15 minutes 43 seconds East, a distance of 34 feet to an iron rod;

Thence, continuing with the Nashville Gas Company boundary, North 26 degrees 44 minutes 17 seconds West, a distance of 21.00 feet to an iron rod, being the point of beginning, and containing 4.49 acres, more or less.

Being the same premises conveyed to Piedmont Natural Gas Company, Inc, a North Carolina corporation, by virtue of a Deed from the Metropolitan Government of Nashville and Davidson County, dated June 25, 2024 and recorded June 26, 2024 as Instrument No. 20240626-0047981, Register's Office of 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