Karen Johnson Davidson County
Batch# 1403652 DEEDWARRSP
04/09/2026 10:29:30 AM 9 pgs
Fees: $48.00 Taxes: $76,775.00
20260409-0028760

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

NAME AND ADDRESS OF NEW OWNER:
7260 Centennial Blvd LLC
c/o Prologis
1800 Wazee Street, 5th Floor
Denver, CO 80202
SEND TAX BILLS TO:
Prologis Tax Administrator
60 State Street, Suite 2200
Boston, MA 02109

RECORD AND RETURN TO:
7260 Centennial Blvd, LLC
c/o Prologis
1800 Wazee Street, 5th Floor
Denver, CO 80202
Attn: Gayle Orman

TAX PARCEL NO.

068-00-0-050.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 25 day of April, 2026, by VERTEX VENTURE HOLDINGS LLC, a Delaware limited liability company, ("**Grantor**"), to 7260 CENTENNIAL BLVD LLC, a Delaware limited liability company, ("**Grantee**"), whose mailing address is c/o Prologis, 1800 Wazee Street, 5th Floor, Denver, CO 80202.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, SUBJECT ONLY TO: taxes not yet due and payable as of the date hereof and the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

GRANTOR:

VERTEX VENTURE HOLDINGS LLC,
a Delaware limited liability company

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 VERTEX VENTURE HOLDINGS LLC, the within named bargainor, a limited liability company, and that he as President, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as such officer.

WITNESS my hand, at office, this 8th day of April, 2026.

Notary Public

My Commission Expires: 9/7/2026

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

AFFIDAVIT

The actual consideration or value of the property, whichever is greater, for this transfer is $20,750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTEE:

7260 CENTENNIAL BLVD LLC, a Delaware limited liability company

BY: PROLOGIS LOGISTICS SERVICES INCORPORATED, a Delaware corporation, its Sole Member

By: _____
Name: Heidi Seal
Title: Vice President

SUBSCRIBED AND SWORN to before me this 6th day of April, 2026

GAYLE ORMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224002347
MY COMMISSION EXPIRES 01/18/2030

_____
Notary Public

My Commission Expires: 1/18/2030

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 Vertex Venture Holdings LLC by deed from Cumberland Terminals, Inc., a Tennessee corporation, of record in Instrument No. 20260406-0027292, 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.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Flowage Easement of record in Book 2271, Page 217, in the Register's Office for Davidson County, Tennessee.

3. Subject to the flow of any creeks, streams, or branches across subject property.

4. Water (Riparian Rights) -
(a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Cumberland River without diminution or pollution and the consequence of any past or future change in the location of Cumberland River;
(b) riparian rights incident to premises;
(c) rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;
(d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

5. Right of USA, the State of Tennessee, and the public generally below the mean high water mark of Cumberland River.

6. Any rights, easement, interest, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey Job No. 3722807 prepared by JMOverfelt, TN RLS No. _____ of Barge Design Solution dated December 09, 2024 and last revised November 17, 2025:

   a. Utility and drainage lines, with meters, valves, poles and other appurtenances without the benefit of recorded easements;
   b. 6' Chain-Link Fence crosses within and outside the north-westerly boundary line as shown.

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 04/08/2026 (date of document).

J Spruill
Affiant Signature

04/08/2026
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