SPECIAL WARRANTY DEED

This instrument was prepared by:

Fikso Kretschmer PS
901 Fifth Avenue, Suite 4000
Seattle, Washington 98164
Attn: Marc Kretschmer

Karen Johnson Davidson County
Batch# 1404830 DEEDWARRSP
04/13/2026 01:48:30 PM 7 pgs
Fees: $38.00 Taxes: $52,143.59
20260413-0029936

After Recording Return to:

TREP 404 Parkway JEG LLC
c/o Stackhouse Development LLC
2310 S. Miami Blvd., Suite 234
Durham, NC 27703

Land Services USA
TNFA25-6618

Address New Owner(s)	Map-Parcel Numbers as Follows:	Name and Address of the Person or Entity Responsible for Real Property Taxes (New Owner)
TREP 404 Parkway LLC c/o Stackhouse Development LLC 2310 S. Miami Blvd., Suite 234 Durham, NC 27703	Map 093-02, Parcel 009	TREP 404 Parkway JEG LLC c/o Stackhouse Development LLC 2310 S. Miami Blvd., Suite 234 Durham, NC 27703

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is Fourteen Million Ninety-Two Thousand Eight Hundred Sixty-Two and No/100 Dollars ($14,092,862).

_____
Affiant

SUBSCRIBED AND SWORN TO before me, this the _____ day of April , 2026.

SEE ATTACHED

_____
Notary Public

My Commission Expires:_____

111728\19347285v1

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IRI II 404 JRP, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto TREP 404 PARKWAY JEG LLC, a Delaware limited liability company, an undivided 58.407% interest, as tenants in common ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

The Property is improved property known as 404 James Robertson Parkway, Nashville, TN 37219.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, subject to the Permitted Encumbrances.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the Permitted Encumbrances), but not further or otherwise.

[Remainder of page left intentionally blank]

Dated: April 3rd, 2026.

IRI II 404 JRP, LLC,
a Delaware limited liability company

By: Realm Manager, LLC,
a Delaware limited liability company,
its manager

By: _____
Richard Phillips
Authorized Signatory

STATE OF Tennessee)
) ss.
COUNTY OF Davidson)

On this 2nd day of April, 2026, before me, a Notary Public in and for the State of Tennessee, personally appeared RICHARD PHILLIPS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that said person was authorized to execute the instrument, and acknowledged it as the Authorized Signatory of Realm Manager, LLC, a Delaware limited liability company, the manager IRI II 404 JRP, LLC, a Delaware limited liability company, the within named bargainor, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

_____
Print Name Kayla S. Jones
NOTARY PUBLIC in and for the State of Tennessee
residing at 517 Kinsey Blvd. Madison, TN 37115
My appointment expires November 8, 2028

KAYLA S. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
[Seal]

SCHEDULE 1 TO DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE WESTERLY MARGIN OF THIRD AVENUE NORTH, BEING LOT CC ON THE PLAN OF THE RESUBDIVISION OF PARCELS CA AND C OF THE CAPITAL HILL REDEVELOPMENT PROJECT OF RECORD IN PLAT BOOK 3500, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHEASTERLY MARGIN OF JAMES ROBERTSON PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE TENNESSEE WORKERS CREDIT UNION PROPERTY OF RECORD IN DEED BOOK 9720. PAGE 762, R.O.D.C.;

THENCE, LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF SAID TENNESSEE WORKERS CREDIT UNION PROPERTY AND THE SOUTHERLY LINE OF THE SOUTHEAST FINANCIAL CREDIT UNION PROPERTY OF RECORD IN INSTRUMENT NO. 20011205-0133973, R.O.D.C., N 65° 21' 00" E, 267.81 FEET TO AN EXISTING IRON ROD IN THE WESTERLY MARGIN OF THIRD AVENUE NORTH (74' WIDE RIGHT-OF-WAY);

THENCE, WITH SAID WESTERLY MARGIN S 27° 17' 00" EAST, 125.81 FEET TO A POINT;

THENCE, LEAVING SAID MARGIN WITH THE NORTHERLY LINE OF THE COURT SQUARE ASSOCIATION, LLC., PROPERTY OF RECORD IN DEED BOOK 11674, PAGE 568, R.O.D.C., S 65° 21' 00" W, 225.75 FEET TO AN EXISTING IRON ROD IN THE NORTHEASTERLY MARGIN OF JAMES ROBERTSON PARKWAY;

THENCE, WITH SAID MARGIN AND A CURVE TO THE RIGHT 124.93 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 18° 29' 46", A RADIUS OF 387.00 FEET, A TANGENT OF 63.01 FEET AND A CHORD OF N 46° 11' 53" W, 124.39 FEET;

THENCE, CONTINUING WITH SAID MARGIN N 36° 57' 00" W, 10.23 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to IRI II 404 JRP, LLLC, a Delaware limited liability company, as to an undivided 83.407% interest, LCR 404 JRP, LLC, a Delaware limited liability company, as to an undivided 13.225% interest, and TRK 404 JRP, LLC, a Delaware limited liability company, as to an undivided 3.368% interest by Special Warranty Deed from 404 James Robertson Prop, LLC, a Delaware limited liability company, recorded December 31, 2024 as Instrument No. No. 20241231-0101518, Davidson County, Tennessee Records.

SCHEDULE 2 TO DEED

PERMITTED EXCEPTIONS

1. All matters shown on plat(s) of record in Book 3500, Page 109, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Capitol Hill Redevelopment Project, by The Nashville Housing Authority, Nashville, Tennessee, a public body and body corporate and politic, of record in Book 2735, Page 473; as affected by Warranty Deed in Book 2742, Page 344; Amendment to the Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Capitol Hill Redevelopment Project Area in Book 4056, Page 887; and Amendment to the Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Capitol Hill Redevelopment Project in Instrument No. 200701220008939, in the Register's Office of Davidson County, Tennessee.

3. Option and Lease Agreement dated October 7, 1998, by and between 404 James Robertson Prop, LLC, a Delaware limited liability company as successor in interest to Tritel Communications, Inc., a Delaware corporation, as Lessor, and Nashville II Partners, a Limited Partnership, as amended by that certain Addendum No. 1 to Option and Lease Agreement dated October 19, 1998, and that certain Addendum No. 2 to Option and Lease Agreement dated July 16, 2010, and that certain Addendum No. 3 to Option and Lease Agreement dated as of July 17, 2014.

4. Easement and Restrictive Covenant Agreement dated December 10, 2025, recorded on December 11, 2025 as Instrument No. 20251211-0098883, in the Register's Office of Davidson County, Tennessee.

5. Temporary Construction Easement dated December 10, 2025, recorded on December 11, 2025 as Instrument No. 20251211-0098882, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kaley Bartel, 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 4/3/2026 (date of document).

Kaley Bartel
Affiant Signature

4/3/2026
Date

State of Washington

County of King

Sworn to and subscribed before me this 3 day of April, 2026.

Paula E. Hamer
Notary's Signature

MY COMMISSION EXPIRES: 10-27-2029

NOTARY'S SEAL

PAULA E HAMER
NOTARY PUBLIC
STATE OF WASHINGTON
LICENSE NUMBER 196092
MY COMMISSION EXPIRES
10/27/2029

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $14,092,862.

Kaley Bartel
Affiant

Subscribed and sworn before me, this 3 day of April, 2026.

Paula E. Hamer
Notary

PAULA E HAMER
NOTARY PUBLIC
STATE OF WASHINGTON
LICENSE NUMBER 196092
MY COMMISSION EXPIRES
10/27/2029