Karen Johnson Davidson County
Batch# 1413063 DEEDWARRSP
04/29/2026 09:26:30 AM 7 pgs
Fees: $38.00 Taxes: $27,750.00
20260429-0037749

THIS INSTRUMENT WAS PREPARED BY:

K&L Gates LLP
501 Commerce St
Suite 1500
Nashville, TN, 37203
Attn: Sean Wood, Esq.

SEND TAX BILL TO:

Property Tax-Ind
P.O. Box 2980
Chicago, Illinois 60690

SEND RECORDED DEED TO:

B TP IOS WOODYCREST LLC
c/o Link Logistics
602 W. Office Center Drive, Suite 200
Ft. Washington, Pennsylvania 19034
Attn: Christina Springrose

TAX PARCEL NOS.:
106-05-0-118.00 and 106-05-0-160.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 23 day of April, 2026, by **414 WOODYCREST AVE LLC**, a Delaware limited liability company ("**Grantor**"), with a mailing address of 2505 Farrisview Blvd, Memphis, TN 38118 to **B TP IOS WOODYCREST LLC**, a Delaware limited liability company ("**Grantee**"), with a mailing address of c/o Blackstone Real Estate, 345 Park Avenue New York, NY 10154.

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 land, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

All of that certain land described in **Exhibit A** attached hereto (the "**Land**")

TO HAVE AND TO HOLD the Land, together with all together with all improvements (the "**Improvements**") located thereon and all of Grantor's right, title and interest, in and to all fixtures, easements, rights-of-way, development rights, mineral rights and other hereditaments and rights appurtenant thereto (collectively, the "**Property**") unto Grantee, its successors and assigns in fee simple forever.

AND, **SUBJECT, HOWEVER**, to (i) all zoning ordinances and regulations and other laws or regulations governing use or enjoyment of the Property, and (ii) those matters set forth on **Exhibit B** attached hereto and incorporated herein for all purposes.

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

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:

414 WOODYCREST AVE LLC,
a Delaware limited liability company

By: _____
Name: John Wilbur
Title: Chief Executive Officer

STATE OF California

COUNTY OF Orange

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **JOHN WILBUR**, 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 Chief Executive Officer of **414 WOODYCREST AVE LLC**, the within name bargainor, a Delaware limited liability company, and that he as such Chief Executive Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of **414 WOODYCREST AVE LLC, a Delaware limited liability company**, by himself as the Chief Executive Officer.

Witness my hand, at office, this 21 day of April, 2026.

Laura Jeanine Gaghan
Notary Public

LAURA JEANINE GAGHAN
COMM. # 2463063
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. FEB. 26, 2028

My Commission Expires: 2/26/28

AFFIDAVIT

STATE OF California

COUNTY OF Orange

I hereby swear or affirm that to the best of undersigned's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $7,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 21 day of April 2026.

Laura Jeanine Gaghan

Notary Public

My commission expires: 2/26/28

LAURA JEANINE GAGHAN
COMM. # 2483063
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. FEB. 26, 2028

202604290037749

Exhibit A

LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lots 1 & 2 of the resubdivision of the R.F. Rutledge Property, as of record in Book 5060, page 122, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the northerly right-of-way line of Woodycrest Avenue, at a corner common with the property of Con-way Transportation Services, Inc., as of record as Instrument Number: 200204220049360, at the Register's Office for Davidson County, Tennessee; Thence leaving the northerly right-of-way line of Woodycrest Avenue with the southerly property line of Con-way Transportation Services, Inc., South 86 deg 53 min 46 sec East, 849.41 feet to an iron rod set at a corner common with the property of James D. Kennedy & Deborah H. Kennedy, as of record as Instrument Number: 200503070024597, at the Register's Office for Davidson County, Tennessee; Thence with the southerly property line of James D. Kennedy & Deborah H. Kennedy, North 03 deg 06 min 14 sec East, 20.62 feet to an iron rod set; Thence South 86 deg 53 min 46 sec East, 17.41 feet to an iron rod set; Thence with a curve to the left, along an arc length of 9.34 feet, the central angle of which is 00 deg 17 min 16 sec, the radius of which is 1860.08 feet, the chord of which is South 87 deg 02 min 24 sec East, 9.34 feet to an existing angle iron, at a corner common with the property of Bickes, Inc., as of record in Deed Book 8489, page 530, at the Register's Office for Davidson County, Tennessee; Thence with the westerly property line of Bickes, Inc., South 06 deg 53 min 50 sec West, 100.24 feet to an existing iron rod, at a corner common with the property of Jackson Wilbert Vault Co., as of record in Deed Book 5786, page 452, at the Register's Office for Davidson County, Tennessee; Thence with the westerly property line of Jackson Wilbert Vault Co., South 07 deg 01 min 24 sec West, 179.81 feet to an existing iron rod in the northerly right-of-way line of Woodycrest Avenue; Thence with the northerly right-of-way line of Woodycrest Avenue, North 82 deg 09 min 57 sec West, 190.00 feet to an iron rod set; Thence with a curve to the right, along an arc length of 281.73 feet, the central angle of which is 02 deg 49 min 46 sec, the radius of which is 5705.00 feet, the chord of which is North 80 deg 45 min 04 sec West, 281.70 feet to an iron rod set; Thence North 79 deg 20 min 11 sec West, 120.81 feet to an iron rod set; Thence with a curve to the right, along an arc length of 191.08 feet, the central angle of which is 39 deg 48 min 38 sec, the radius of which is 275.00 feet, the chord of which is North 59 deg 48 min 38 sec West, 187.26 feet to an iron rod set; Thence North 39 deg 31 min 33 sec West, 150.44 feet to the point of beginning.

Being the same property conveyed to 414 WOODYCREST AVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from WOODY AND JOYCE WELCH FAMILY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20241120-0090683, dated November 15, 2024, said Register's Office.

Exhibit B

PERMITTED EXCEPTIONS

1. Rights of tenants in possession, as tenants only, under unrecorded leases.
2. Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
3. Matters shown on the Plan of record in Plat Book 5060, Page 122 of the Register's Office for Davidson County, Tennessee.
4. Grant of Overhang Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and through the Electric Power Board of said Government of record as Instrument No. 20001201-0118092, said Register's Office, and approximately shown on the Survey prepared by Donovan Benson, RLS #3046, of BA Land Pros, in coordination with American National, dated March 24, 2026, last revised April 8, 2026, and designated as BA Project #26-0214 (the "Survey").
5. The following matter disclosed by the Survey:
    a. Fence encroaches over the southerly line of the Land and onto Woodycrest Avenue

Tennessee Certification of Electronic Document

I, YULIA KUZNETSOVA, 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 23, 2026 (date of document).

X _____
Affiant Signature

APRIL 23, 2026
Date

State of ILLINOIS

County of COOK

Sworn to and subscribed before me this 23rd day of APRIL, 2026.

_____
Notary's Signature

MY COMMISSION EXPIRES: July 29, 2029

NOTARY'S SEAL

