Karen Johnson
Batch # 1417903
05/08/2026 11:02:58 AM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20260508-0041547

THIS INSTRUMENT PREPARED BY: John M. Steiner, Esq. Sullivan & Worcester LLP One Post Office Square Boston, MA 02109 **AMANDA LOREN MAHAN** Notary Public Commonwealth of Massachusetts My Commission Expires August 16, 2030	COMMONWEALTH OF MASSACHUSETTS) COUNTY OF MIDDLESEX) The actual consideration or value, whichever is greater, for this transfer is $0.00. HPT TA PROPERTIES TRUST, a Maryland real estate investment trust By: _____ Brian E. Donley Chief Financial Officer and Treasurer Affiant Subscribed and sworn to before me this 24 day of February, 2026. _____ Notary Public My Commission Expires: 8/16/30

New Owner's Address:
SVC 2026 TA ABS LLC
c/o Service Properties Trust
Two Newton Place
255 Washington Street, Suite 300
Newton, Massachusetts 02458

Send Tax Bills To:
SVC 2026 TA ABS LLC
c/o Service Properties Trust
Two Newton Place
255 Washington Street, Suite 300
Newton, Massachusetts 02458
Attn.: Treasurer

Parcel ID:
183000025

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **HPT TA PROPERTIES TRUST**, a Maryland real estate investment trust ("Grantor"), for no consideration paid, does hereby bargain, sell, remise, release, quitclaim and convey unto **SVC 2026 TA ABS LLC**, a Delaware limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate situated and being in the City/Town of Antioch, County of Davidson, State of Tennessee, to-wit:

All that certain real estate described in Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made by Grantor and accepted by Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to such real estate (hereinafter referred to collectively as the "Permitted Exceptions").

Being the same property conveyed to Grantor by deed of record in Document No. 20070309-0029512, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 13011 Old Hickory Boulevard, Antioch, Tennessee.

[*Remainder of Page Intentionally Left Blank; Signature Page Follows.*]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed and its name to be assigned hereto by its authorized officer on February 24, 2026, to be effective as of March 6, 2026.

GRANTOR:

HPT TA PROPERTIES TRUST,
a Maryland real estate investment trust

By: _____
Brian E. Donley
Chief Financial Officer and Treasurer

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS.

On this 24 day of February, 2026, before me, the undersigned notary public, Brian E. Donley personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge of his identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Chief Financial Officer and Treasurer for HPT TA Properties Trust, a Maryland real estate investment trust, as the voluntary act of said real estate investment trust.

_____
Amanda Mahan, Notary Public

[SEAL] My Commission Expires: 8/16/30

AMANDA LOREN MAHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires August 16, 2030

Exhibit A

Legal Description

BEING LOT 1, RESUBDIVISION SECTION 3, PARCEL "A" INTERCHANGE CITY INDUSTRIAL PARK, AS OF RECORD IN PLAT BOOK 4600, PAGE 4, R.O.D.C., TENNESSEE AND RESERVED PARCEL "A", ON THE PLAN OF REVISED SECTION III, INTERCHANGE CITY INDUSTRIAL PARK, AS OF RECORD IN PLAT BOOK 5050, PAGE 100, R.O.D.C., TENNESSEE, SAID LOT AND RESERVED PARCEL, LYING IN THE FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AND LYING BY THE SOUTHERLY LINE OF LOT(1), ON THE PLAN OF "MARATHON PETROLEUM SUBDIVISION", AS OF RECORD IN PLAT BOOK 5966, PAGE 576, R.O.D.C., TENNESSEE AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE AFORESAID RIGHT OF WAY OF OLD HICKORY BOULEVARD AND RUNNING WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHERLY LINES OF THE ABOVE MENTIONED PLAN OF "MARATHON PETROLEUM SUBDIVISION", AND THE PROPERTY, NOW OR FORMERLY CONVEYED TO "D.M.H. CONTRACTORS, INC.", AS OF RECORD IN DEED BOOK 7714, PAGE 812, R.O.D.C., TENNESSEE SOUTH 86 DEGREES 35 MINUTES 18 SECONDS EAST, 1024.25 FEET TO AN IRON PIN SET AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 17 DEGREES 43 MINUTES 60 SECONDS EAST, 121.82 FEET TO AN EXISTING IRON PIN BEING LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF GOULD BOULEVARD (FORMERLY KNOWN AS ANDY HOLT BOULEVARD); THENCE WITH THE SAID RIGHT OF WAY WITH THE FOLLOWING THREE (3) CALLS, COMMENCING WITH A CURVE TO THE LEFT WITH A DELTA OF 16 DEGREES 13 MINUTES 11 SECONDS, A RADIUS OF 746.20 FEET AND AN ARC LENGTH OF 211.24 FEET TO AN IRON PIN (SET); THENCE CONTINUING WITH THE SOUTHWESTERLY RIGHT OF WAY OF GOULD BOULEVARD SOUTH 17 DEGREES 53 MINUTES 47 SECONDS EAST, 1005.96 FEET TO A (EXISTING) CONCRETE MONUMENT; THENCE WITH A CURVE TO THE LEFT WITH A DELTA OF SOUTH MINUTES 46 SECONDS, A RADIUS OF 630.00 FEET AND AN ARC LENGTH OF 75.46 FEET TO AN IRON PIN SET, SAID PIN BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEASTERLY CORNER OF LOT NO. 1, ON THE AFOREMENTIONED "REVISED SECTION III, INTERCHANGE CITY INDUSTRIAL PARK"; THENCE LEAVING THE RIGHT OF WAY OF GOULD BOULEVARD AND RUNNING WITH THE NORTHERLY LINE OF SAID LOT NO. 1, WITH THE FOLLOWING TWO (2) CALLS, SOUTH 72 DEGREES 06 MINUTES 13 SECONDS WEST, 239.88 FEET TO AN IRON PIN SET; THENCE SOUTH 43 DEGREES 35 MINUTES 52 SECONDS WEST, 208.67 FEET TO AN IRON PIN SET, SAID IRON PIN LYING IN THE NORTHEASTERLY RIGHT OF WAY OF INTERSTATE I-24 AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING WITH SAID INTERSTATE RIGHT OF WAY NORTH 46 DEGREES 33 MINUTES 10 SECONDS WEST, 1640.65 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT AND A BREAK IN THE RIGHT OF WAY; THENCE NORTH 28 DEGREES 33 MINUTES 00 SECONDS WEST, 708.94 FEET TO AN EXISTING CONCRETE MONUMENT LYING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF AFORESAID INTERSTATE I-24 AND THE EASTERLY RIGHT OF WAY OF OLD HICKORY BOULEVARD; THENCE CONTINUING WITH SAID OLD HICKORY BOULEVARD NORTH 6 DEGREES 20 MINUTES 44 SECONDS WEST, 302.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.462 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF THE LAND CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED OF RECORD IN BOOK 11048, PAGE 764, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THAT PORTION AS CONVEYED TO MICHAEL NARRATO, JR. BY DEED OF RECORD IN BOOK 11222, PAGE 524, ALSO IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO NATIONAL AUTO/TRUCKSTOPS, INC., A DELAWARE CORPORATION BY SPECIAL WARRANTY DEED FROM UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION OF RECORD IN BOOK 8918, PAGE 629; THE SAID NATIONAL AUTO/TRUCKSTOPS, INC. HAVING SINCE MERGED INTO TA OPERATING CORPORATION, A DELAWARE CORPORATION BY CERTIFICATE OF MERGER OF RECORD IN INSTRUMENT# 200011170114245, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

The Permitted Exceptions

1. All matters of record to the extent in force and applicable to the real property.
2. All matters that would be shown by a complete and accurate ALTA/NSPS survey of the real property as of the date hereof.
3. All real estate taxes and municipal assessments for the real property for the current tax year not yet due or payable.
4. All parties in possession as tenants at the real property.
5. All applicable laws.