Karen Johnson Davidson County
Batch# 1419234 DEEDWARRSP
05/12/2026 09:24:30 AM 7 pgs
Fees: $38.00 Taxes: $85,100.00
20260512-0042524

This Instrument Prepared by, and
after recording, please return to:

Rittenhouse Law, LLC
414 S. 16th Street, Suite 101
Philadelphia, PA 19146
Attn: James K. Freeman

(STATE OF Pennsylvania)

(COUNTY OF Montgomery)

The value or actual consideration for this transfer, whichever is greater, is Twenty Three Million AND 00/100THS DOLLARS ($23,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 7 day of May, 2026.

Notary Public
My Commission Expires: February 26, 2030

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
HANNAH BUCHHOLZ - Notary Public
Montgomery County
My Commission Expires February 26, 2030
Commission Number 1467565

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
POLK AVENUE PARTNERS, LLC, a Delaware limited liability company 150 N. Radnor Chester Rd Ste E100 Radnor, PA 19087	**POLK AVENUE PARTNERS, LLC**, a Delaware limited liability company 150 N. Radnor Chester Rd Ste E100 Radnor, PA 19087	10609006400 & 10609002000

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **John D. Rudd**, an individual, as to an undivided one-third (1/3) tenant in common interest and **PROPCO 1116 POLK, LLC**, a Tennessee limited liability company, as to an undivided two-thirds (2/3) tenant in common interest (collectively, "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **POLK AVENUE PARTNERS, LLC**, a Delaware limited liability company("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1116 and 1124 Polk Avenue, Nashville, TN 37210.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, 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.

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, but not further or otherwise.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee on this 7th day of May, 2026 and to be made effective May 11, 2026.

GRANTOR:

JOHN D. RUDD

PROPCO 1116 POLK, LLC,
a Tennessee limited liability company

By: _____
Name: Chad Grout
Title: Authorized Signatory

STATE OF TN)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, John D. Rudd, the natural person executing the instrument, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of MAY, 2026.

Notary Public

My Commission Expires:
7-2-2029

STEVEN LEE PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Chad Grout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Signatory of PROPCO 1116 POLK, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this _____ day of _____, 2026.

_____
Notary Public

My Commission Expires:

_____

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee on this 7th day of May, 2026 and to be made effective May 11, 2026.

GRANTOR:

_____
JOHN D. RUDD

PROPCO 1116 POLK, LLC,
a Tennessee limited liability company

By: _____
Name: Chad Grout
Title: Authorized Signatory

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, John D. Rudd, the natural person executing the instrument, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2026.

_____
Notary Public

My Commission Expires:

_____

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Chad Grout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Signatory of PROPCO 1116 POLK, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 7th day of May, 2026.

Bailey Wind
Notary Public

My Commission Expires:

11-8-2027

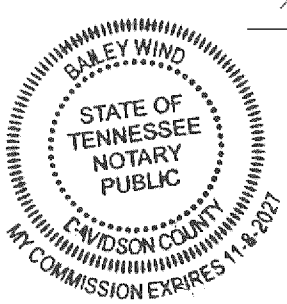


EXHIBIT "A"

LEGAL DESCRIPTION OF THE 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:

The land referred to herein, is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEGINNING AT AN FOUND 1/2" OPEN TOP PIPE LOCATED AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF L & N RAILROAD (100' R.O.W.) AND THE WESTERN RIGHT-OF-WAY OF FOSTER AVENUE (60' R.O.W.); THENCE RUNNING ALONG THE SAID NORTHWESTERN RIGHT-OF-WAY OF L & N RAILROAD S 46°32'27" W A DISTANCE OF 728.66 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE LEAVING SAID NORTHWESTERN RIGHT-OF-WAY OF L & N RAILROAD AND RUNNING ALONG THE COMMON LINE OF LANDS OWNED NOW OR FORMERLY BY VALLEY ENTERPRISES, N 39°30'20" W A DISTANCE OF 146.65 FEET TO A FOUND 1-1/4" OPEN TOP PIPE; THENCE N 87°37'23" W A DISTANCE OF 133.43 FEET TO A FOUND 1/2" OPEN TOP PIPE LOCATED AT THE EASTERN RIGHT-OF-WAY OF POLK AVENUE; THENCE RUNNING ALONG THE EASTERN RIGHT-OF-WAY OF POLK AVENUE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 425.10 FEET, A RADIUS OF 838.15 FEET A CHORD BEARING AND DISTANCE OF N 16°19'50" E A DISTANCE OF 420.56 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 01°48'02" E A DISTANCE OF 519.25 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY OF POLK AVENUE AND RUNNING S 88°41'32" E A DISTANCE OF 139.77 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 01°49'47" W A DISTANCE OF 9.67 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE N 89°43'13" E A DISTANCE OF 155.72 FEET TO A FOUND 1-1/4" OPEN TOP PIPE; THENCE N 01°44'02" E A DISTANCE OF 67.31 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE S 89°20'53" E A DISTANCE OF 338.72 FEET TO A FOUND 1/2" OPEN TOP PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY OF FOSTER AVENUE; THENCE RUNNING ALONG SAID WESTERN RIGHT-OF-WAY OF FOSTER AVENUE S 01°24'00" W A DISTANCE OF 610.91 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PROPCO 1116 POLK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY VIRTUE OF DEEDS FROM MCDAVER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 202110010131955; AND OF RECORD IN INSTRUMENT NO. 202110010131956, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AN UNDIVIDED ONE-THIRD (1/3) TENANT IN COMMON INTEREST CONVEYED TO JOHN D. RUDD, AN INDIVIDUAL, BY VIRTUE OF QUITCLAIM DEED FROM PROPCO 1116 POLK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED APRIL 10, 2026, AND RECORDED ON APRIL 13, 2026, AS INSTRUMENT NO. 20260413-0029661.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. (a) Rights of Waste Connections of Tennessee, Inc., a Delaware corporation, as a tenant only pursuant to terms and conditions, including but not limited to a right of first refusal, of that certain Industrial Building Lease dated May 4, 2022 (as amended, modified, supplemented and/or assigned) and (b) Rights of Kroger Fulfillment Network, LLC, an Ohio limited liability company, as a tenant only pursuant to terms and conditions of that certain Industrial Building Lease dated April 20, 2022 (as amended, modified, supplemented and/or assigned), with no options to purchase or other purchase rights or options.
3. Easement between Bettie Hagan and Tennessee Industrial School dated June 3, 1909 and recorded on June 21, 1909 in Book 372, Page 391, in the Register's Office for Davidson County, Tennessee.
4. Easement between I. I. R. Schulman, trustee and the City of Nashville, Tennessee for the construction of storm sewer dated March 14, 1963 and recorded March 20, 1963 in Book 3530, Page 100, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by McDaver Properties, GP dated April 10, 2015 and recorded on April 14, 2015 as Document Number 20150414-0032988, in the Register's Office for Davidson County, Tennessee.
6. Notice of Land Use Restrictions by Propco 1116 Polk, LLC, a Tennessee limited liability company dated June 8, 2022 and recorded on June 15, 2022 as Document Number 20220615-0068208, in the Register's Office for Davidson County, Tennessee.
7. Railroad right-of-way shown in Plat recorded on October 18, 1934 in Book 843, Page 80, in the Register's Office for Davidson County, Tennessee.
8. All matters shown on that certain survey prepared by Bock & Clark Corporation an NV5 Company dated March 28, 2026 and known as Job No. 202600835-001 CLC.

Tennessee Certification of Electronic Document

I, Kristina M. Porter, 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 May 11, 2026 (date of document).

Affiant Signature

May 11, 2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 11th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/2029

NOTARY'S SEAL

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 618621
MY COMMISSION EXPIRES January 28, 2029