THIS INSTRUMENT WAS PREPARED BY:
Gibson, Dunn & Crutcher LLP
333 South Grand Avenue
Los Angeles, CA 90071
Attn: Taha Sutarwala

Karen Johnson Davidson County
Batch# 1420009 DEEDWARRSP
05/13/2026 03:35:30 PM 8 pgs
Fees: $43.00 Taxes: $22,570.00
20260513-0043254

After Recording Return To:
Paul Hastings LLP
2050 M Street, NW, Ste. 1100
Washington, DC 20036
Attn: Brian E. Ashin, Esq.

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
3020 Brandau LLC 4 Star Point, Suite 204 Stamford, Connecticut 06902 Attn: Dan Schuchinsky	3020 Brandau LLC 4 Star Point, Suite 204 Stamford, Connecticut 06902 Attn: Dan Schuchinsky	085 00 0 043.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by PKST Hermitage Brandau LLC, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto 3020 Brandau LLC, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to certain real estate situated in the City of Hermitage, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 3020 Brandau Road, Hermitage, Tennessee.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, 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 claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty

Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 12th day of May, 2026.

GRANTOR:

PKST HERMITAGE BRANDAU LLC
a Delaware limited liability company

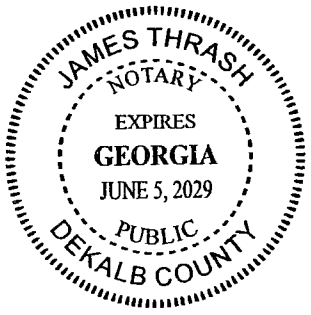
By: _____
Name: Randy Forth
Title: Senior Vice President

STATE OF GEORGIA)
) ss.
COUNTY OF FULTON)

The foregoing instrument was acknowledged before me, by means of (check one) ☑ physical presence or ☐ online notarization, on this 7th day of May, 2026, by Randy Forth _____, as Senior Vice President of PKST HERMITAGE BRANDAU LLC, on behalf of such entity. He/She is (check one) ☑ personally known to me, or ☐ produced a _____ driver's license as identification.

_____
Print Name: James Thrash
Notary Public
My Commission Expires: June 5, 2029

(Notarial Seal)



STATE OF GEORGIA)

COUNTY OF FULTON)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Six Million One Hundred Thousand and 00/100 Dollars ($6,100,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

Exhibit A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Stones River Industrial Site, of record in Plat Book 5200, Page 339, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod set in the northwesterly margin of Brandau Road, said iron rod being the southeast corner of Lot 1 of the above-mentioned subdivision and the southwest corner of the herein described Lot 2; thence, with the line between Lot 1 and Lot 2 of the said subdivision, N 52 deg. 58 min. 26 sec. W, 618.64 feet to an iron rod in the southerly margin of a right-of-way owned by C.S.X. Railroad; thence, with said right-of-way and the northwesterly line of Lot 2 along a curve to right having a radius of 1,551.27 feet, a distance of 31.60 feet to a point; thence, N 55 deg. 55 min. 02 sec. E, 609.30 feet to an iron rod; thence, with the line between Lot 2 and Lot 3 of said subdivision, S 52 deg. 58 min. 58 sec. E, 411.14 feet to an iron rod in the northwesterly margin of Brandau Road; thence, with said margin, S 36 deg. 59 min. 56 sec. W, 606.54 feet to the point of beginning, and containing 312,378 square feet (7.17 acres more or less) according to a survey by R. Scot Cherry R.L.S. TN #1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204 dated September 29, 2014.

Being the same property conveyed to PKST Hermitage Brandau LLC, a Delaware limited liability company, by Deed from 3020 Brandau Partners, LLC, a Delaware limited liability company, dated November 4, 2024, and record on November 25, 2024, in Instrument No. 202411250091709, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat of record in Book 5200, Page 339, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Overhead Line Easement, by and between Ted Allen and The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, its successors and assigns, of record in Book 5758, Page 855, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement, by and between Allen Iron and Steel Corporation, Inc. and Don L. Smith, Trustee, of record in Book 6574, Page 686; as affected by Amended Water Line Agreement, in Book 8561, Page 985, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Memorandum of PCS Site Agreement, by and between Trinity Steel Corporation and Sprint Spectrum L.P., a Delaware limited partnership, of record in Instrument No. 200111010119395; as affected by Assignment of Lease, in Instrument No. 202101200008443, in the Register's Office of Davidson County, Tennessee.

6. Right-of-way or easement contained in Deed of record in Instrument No. 200507080079129, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Grant of Easement, by and between Kirby Holdings, LLC, a Tennessee limited liability company and Mark Bobo, of record in Instrument No. 202101200008442; as affected by Release and Waiver of Right of First Refusal, in Instrument No. 202108130109847, in the Register's Office of Davidson County, Tennessee, approximately located as shown on the Survey.

8. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by 3020 Brandau Partners, LLC, of record in Instrument No. 202311290092047, in the Register's Office of Davidson County, Tennessee.

9. Rights of the Railroad Company to expand its right of way to its full charter width.

10. Rights of tenants, as tenants only, pursuant to written but unrecorded, unexpired leases in effect as of the Date of Policy, without rights or options to purchase the insured property.

11. All matters disclosed by ALTA/NSPS Land Title Survey prepared by Tony Reasons II, R.P.L.S. #1665 for The Reasons Company on behalf of CreSurveys on January 28, 2026, being Job No. 2601-849-Site #060 (the "Survey"), as follows:

    a. Electric meter located on the property without benefit of easement.
    b. 50' railroad spur along the eastern boundary line.
    c. Fence extends onto adjacent property up to approximately 3.0 feet.
    d. West boundary line located in Right of Way.

Tennessee Certification of Electronic Document

I, Richard E. Winkler, 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 12, 2026 (date of document).

Affiant Signature

May 12, 2026
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 12 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02/09/2027

NOTARY'S SEAL

