Karen Johnson Davidson County
Batch# 1420879 DEEDWARRSP
05/14/2026 03:14:30 PM 7 pgs
Fees: $38.00 Taxes: $9,131.60
20260514-0043611

This instrument was prepared by;

Neil G. Sethi
Hirsch & Westheimer P.C.
1415 Louisiana Street, 36th Floor
Houston, Texas 77002

and after recording return to:

Stewart Title Guaranty Company
Attn: Angie Williams
1717 Main Street, Suite 3500
Dallas, Texas 75201

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
c/o Eugenia M. Vecchio & Associates PLLC 550 Mamaroneck Avenue, Suite 210 Harrison, NY 10528	Real Estate Tax Department P.O. Box 1159 Deerfield, IL 60015 Store #12375	06004011000

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SS 200 W MAPLEWOOD LANE, LLC**, a Delaware limited liability company ("***Grantor***") has bargained and sold, and by these presents does transfer and convey unto **EUGENIA M. VECCHIO AS TRUSTEE OF THE 84 PURCHASE STREET TRUST FBO JONATHAN TODD ROSENSTRACH** ("***Grantee***"), and Grantee's successors and assigns, those certain parcels of land in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto, together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land and to the extent owned by Grantor, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "***Property***").

This is improved real property identified as 200 W Maplewood Lane, Nashville, TN 37207 in Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the rights, privileges, easements, appurtenances, improvements, estate, title, and interest thereto belonging to the said Grantee and Grantee's successors and assigns, forever.

EXCEPT FOR THE REPRESENTATIONS EXPRESSLY SET FORTH IN THE PURCHASE AND SALE AGREEMENT DATED EFFECTIVE MARCH 24, 2026, AS AMENDED, BY AND BETWEEN GRANTOR, AS SELLER, AND GRANTEE'S SUCCESSOR IN INTEREST, AS BUYER (THE "**CONTRACT**"). GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT AS EXPRESSLY SET FORTH IN THE CONTRACT, TO THE MAXIMUM EXTENT PERMITTED BY

LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS, WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IN RESPECT OF THE PROPERTY. FURTHER GRANTEE ACKNOWLEDGES AND AGREES THAT IT CANNOT RELY ON ANY REPRESENTATIONS OR WARRANTIES ALLEGEDLY MADE BY GRANTOR OR ANY GRANTOR RELATED PARTY WITHIN OR OUTSIDE OF THE CONTRACT. IT IS UNDERSTOOD AND AGREED THAT THE SALES PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING AND MATTERS SHOWN ON OR DISCLOSED BY GRANTEE'S SURVEY.

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, subject to those matters shown on **Exhibit B** attached hereto and incorporated herein by this reference (the "***Permitted Exceptions***").

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14 day of May, 2026.

SS 200 W MAPLEWOOD LANE, LLC,
a Delaware limited liability company

By: Silver Star SPE Management, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: David Wheeler
Title: President

STATE OF TEXAS §
§
COUNTY OF Dallas §

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Wheeler, President of Silver Star SPE Management, LLC, a Delaware limited liability company, Manager of SS 200 W MAPLEWOOD LANE, LLC, a Delaware limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of Silver Star SPE Management, LLC, Manager of SS 200 W MAPLEWOOD LANE, LLC, a Delaware limited liability company, the within named bargainor, a Delaware limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Silver Star SPE Management, LLC, as such Manager.

Witness my hand and Official seal this 12 day of May, 2026.

Katherine Leigh Campbell
Notary Public, State of Texas
Comm. Expires 12-15-2029
Notary ID 133493245

_____
Notary Public:
My Commission Expires: 12-15-2029

STATE OF Texas)
COUNTY OF Dallas)

The affiant swears or affirms that the actual consideration or value, whichever is greater for this transfer is $ 2,468,000.00.

Katie Campbell
Affiant

Subscribed and sworn to before me this the 14th day of May, 2026.

Courtney Tanner
Notary Public

My Commission Expires: 5-17-2028

Courtney Tanner
Notary Public, State of Texas
Comm. Expires 05-17-2028
Notary ID 128941635

EXHIBIT A
LEGAL DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Bounded on the East by the Westerly Margin of Dickerson Pike, Bounded on the South by the Northerly Margin of W. Maplewood Lane, Bounded on the West by the Downside Risk Professional Properties, GP Property, as of record in Instrument Number 200508100094612, R.O.D.C., TN. Bounded on the North by the Maverick Management, LLC Property, as of record in Instrument Number 200208150099038, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 971, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an existing iron pin, said iron pin being the southeast corner of the RTM Development Company Property, as described in Deed Book 10511, Page 971, R.O.D.C., TN, and the northeast corner of the property described herein; thence, with the westerly margin of Dickerson Pike, South 08 degrees 15 minutes 12 seconds West, 208.97 feet to the beginning of a curve to the right; thence with said curve having a central angle of 90 degrees 04 minutes 48 seconds, a radius of 30.00', a length of 47.17 feet and a chord bearing and distance of South 53 degrees 17 minutes 36 seconds West, 42.46 feet to a point in the northerly margin of West Maplewood Lane; thence, with said margin, North 81 degrees 40 minutes 00 seconds West, 259.96 feet, thence, a common line with the Downside Risk Professional Properties, GP Property, as of record in Instrument Number 200508100094612, R.O.D.C., TN, North 08 degrees 15 minutes 08 seconds East, 232.18 feet to an existing iron pin; thence, a common line with the Maverick Management, LLC Property, as of record in Instrument Number 200208150099038, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 971, R.O.D.C., TN, South 83 degrees 01 minutes 02 seconds East, 290.07 feet to the point of beginning containing 68,130 square feet or 1.564 acres, more or less.

The Above described Property also described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of First Revision Coats Industrial Park, as shown on plat of record in Plat Instrument 200301070002916, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to SS 200 W Maplewood Lane, LLC, a Delaware Limited Liability Company by Special Warranty Deed from BSPRT Walgreens Portfolio 16, LLC, a Delaware limited liability company, dated 07/01/2024, of record in Instrument 202407030050282, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. All matters shown on the plat of record in Plat Instrument 200301070002916, in the Register's Office for Davidson County, Tennessee.

2. Restrictive Covenant of record in Instrument 200211050135804, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument 200211250145932, Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200708090095148, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200708090095540, Register's Office for Davidson County, Tennessee.

6. Rights of others under the terms and conditions contained in the Lease between Pharmacy Sale Leaseback II DST, a Delaware statutory trust, Landlord, and Walgreen Co., an Illinois corporation, as Tenant, as referenced in Memorandum of Lease of record in Instrument 201403270025129, Register's Office for Davidson County, Tennessee.

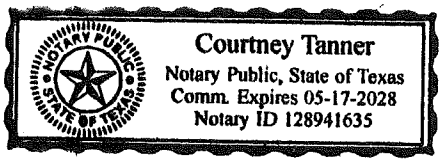
CERTIFICATE OF AUTHENTICITY

I, Katie Campbell do hereby make oath that I am a licensed attorney and/or 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 14, 2026.

Katie Campbell
Affiant
Date: May 14, 2026

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 14th day of May, 2026.



Courtney Tanner
Notary Public

My Commission Expires: 5-17-2028