| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Campus Operations LLC<br>500 Oracle Parkway<br>Redwood City, California 94065 | 08202007800<br>08202007900<br>08206009000<br>08206008900<br>08206009100<br>08206008600<br>08206008300<br>08206008800<br>08206006800<br>08206008700<br>08206008500<br>08206006900<br>08206010200<br>08206009700<br>08206010300<br>08206010000<br>08206010100<br>08206010400 | Same as Address New Owner |
| This instrument prepared by: J. Thomas Trent, Jr., Bradley Arant Boult Cummings LLP,<br>1221 Broadway, Suite 2400, Nashville, Tennessee 37203 | | |

Karen Johnson Davidson County
Batch# 1424569 DEEDQC
05/22/2026 11:06:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20260522-0046909

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ORACLE AMERICA, INC.**, a Delaware corporation (the "Grantor"), by these presents hereby quitclaims to **CAMPUS OPERATIONS LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's interest in that certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"). This is improved and unimproved property known as 800 Cowan Street, 750 Cowan Street, 0 Cowan Court, 1436 Cowan Court, 1432 Cowan Court, 1420 Cowan Court, 740 Cowan Street, 1437 Cowan Court, 1433 Cowan Court, 1429 Cowan Court, 1425 Cowan Court, 700 Cowan Street, 2171 Waterside Drive, 0 Waterside Drive, 0 River North Boulevard, 0 Waterside Drive, 2140 Waterside Drive and 0 Cowan Street, Nashville, Tennessee 37207.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGES]

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 18th day of May 2026.

Notary Public
My Commission Expires: 7-2-2029

STEPHANIE DENICE MORALES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

4811881-3 13654.017000

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 18th day of May, 2026.

GRANTOR:

ORACLE AMERICA, INC., a Delaware corporation

By: _____
Name: DON WATSON
Title: SVP Global Real Estate & Facilities

STATE OF TENNESSEE )
)
COUNTY OF )

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Don Watson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the SVP Global RE of Oracle America, Inc., a Delaware corporation, the within named bargainor, and that he/she, as such SVP Global RE, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the named bargainor by himself/herself as such SVP Global RE & Facilities of Oracle America, Inc.

WITNESS my hand and seal at office in Nashville, TN, on this the 18th day of May, 2026.

_____
Notary Public

My Commission Expires:
7-2-2029

STEPHANIE DENICE MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

## Exhibit A

Description of Property

CERTAIN TRACTS OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**TRACT ONE:**

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Cowan Industrial Park, of record in Plat Book 4460, pages 172 and 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from CI-D Partners, LLC, an Illinois limited liability company, of record as Instrument No. 20210602-0074110, in the Register's Office of Davidson County, Tennessee.

**TRACT TWO:**

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the plan of Cowan Industrial Park, Revised Section Two, of record in Plat Book 5050, page 49, as corrected by an Engineer's Certificate of Correction of record in Book 5127, page 587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from CI Partners, LLC, an Illinois limited liability company, of record as Instrument No. 20210602-0074109, in the Register's Office of Davidson County, Tennessee.

**TRACT THREE:**

BEING the Reserve Parcel, on the plan of Section Six Cowan Industrial Park, of record in Plat Book 6250, Page 279, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from Zero Cowan Partners LLC, an Illinois limited liability company, of record as Instrument No. 20210602-0074111, in the Register's Office of Davidson County, Tennessee.

**TRACT FOUR:**

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit; being Lot No. 5, on the plat of record in Plat Book 6250, page 279, Register's Office for Davidson County, (Section Six, Cowan Industrial Park, 1st Civil District, Nashville, Davidson County, Tennessee) located on Cowan Court cul-de-sac.

Also described as a parcel of land lying in the Fifth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a PK nail found lying in the western margin of Cowan Court, at the northeastern corner of the 520 Cowan, LP property, Instrument Number 20170306 0021665, Registers Office Davidson County (hereafter RODC), and at Tennessee State Plane Coordinates North: 675,083.42 feet, and East: 1,738,259.31 feet, NAD83(2011); thence leaving said street and along the northern boundary of said 520 Cowan, LP property, North 83°04'46" West, 248.96 feet to a point near the eastern edge of the Cumberland River; thence leaving the northern boundary of said 520 Cowan, LP property and generally along the edge of said river, North 1°40'36" West, 268.19 feet to a point on the river bank at the southwestern corner of the Zero Cowan Partners, LLC property, Instrument Number 20201118 0135981, RODC; thence leaving said river bank and along the southern boundary of said Zero Cowan Partners, LLC

property, South 83°04'46" East, 225.00 feet to an iron pin found at the northwestern corner of the 1432 Cowan Partners, LLC property, Instrument Number 20200812 0090282, RODC; thence leaving the southern boundary of said Zero Cowan Partners, LLC property and along the western boundary of said 1432 Cowan Partners, LLC property, South 6° 48'44" West, 225.06 feet to a capped iron rod found at the southwestern corner of said 1432 Cowan Partners, LLC property; thence along the southern boundary of said 1432 Cowan Partners, LLC property, South 83°05'39" East, 118.76 feet to a PK nail and washer found; thence continuing with the 1432 Cowan Partners, LLC property boundary, South 7° 18'31" West, 3.67 feet to a concrete monument found lying in the northern margin of the aforementioned Cowan Court and at a point on the arc of circular curve having a radius of 60.00 feet and being concave to the southeast; thence along said street margin and along the arc of said curve an arc distance of 69.99 feet (chord: south 63°25'11" west, 66.09 feet) to the point of beginning, containing 57,729 square feet, or 1.325 acres.

Being the same property conveyed to Oracle America, Inc., from Mark Steven Meadows, an individual resident of the state of Tennessee by Special Warranty Deed of record as Instrument No. 20210602-0074052 and by Quitclaim Deed of record as Instrument No. 20210602-0074053, in the Register's Office of Davidson County, Tennessee.

**TRACT FIVE:**

Land in Davidson County, Tennessee, being Lot No. 6-B, on the Plan of Resubdivision of Lot 6, Section Six, Cowan Industrial Park, of record in Plat Book 6050, Page 403, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from 1432 Cowan Partners LLC, an Illinois limited liability company, of record as Instrument No. 20210602-0074108, in the Register's Office of Davidson County, Tennessee.

**TRACT SIX:**

LAND in Davidson County, Tennessee, being Lot No. 6A, on the Resubdivision of Lot 6, Section Six, Cowan Industrial Park, as of record in Plat Book 6050, Page 403, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from 1420 Cowan Partners LLC, an Illinois limited liability company, as of record as Instrument No. 20210602-0074106, in the Register's Office of Davidson County, Tennessee.

**TRACT SEVEN:**

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the plan of the Resubdivision of Lot No. 4 of Cowan Industrial Park, of record in Plat Book 5050, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from CI Partners, LLC, an Illinois limited liability company, of record as Instrument No. 20210602-0074109, in the Register's Office of Davidson County, Tennessee.

**TRACT EIGHT:**

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Cowan Industrial Park Section Six, as shown on plat of record in Plat Book 6250, page 279, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from 520 Cowan LP, a Tennessee limited partnership, of record as Instrument No. 20210602-0074102, in the Register's Office of Davidson County, Tennessee.

**TRACT NINE:**

Land in Davidson County, Tennessee and being known as Lot 1 on the plat of Resubdivision of Cowan Industrial Park Section 4 & 3, Cowan Industrial Park Section 6, of record in Instrument Number 200907280070733, in the Register's Office of Davidson County Tennessee, to which plat reference is made for a more complete and accurate description.

Also described as a parcel of land lying in the Fifth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found lying in the southern margin of Cowan Court, at the northwestern corner of the 1429 Cowan Partners, LLC property, Instrument Number 20190311 0021734, Registers Office Davidson County (hereafter RODC), and at Tennessee State Plane coordinates North: 674,977.18 feet, and East: 1,738,446.40 feet, NAD83 (2011); thence leaving said street and along the western boundary of said 1429 Cowan Partners, LLC property in part, and then along and beyond the western boundary of the Advance Plating, Inc. property, South 9°42'52" East, passing through a capped iron rod set at 232.38 feet, the southwestern corner of said 1429 Cowan Partners, LLC property, and then from there passing through an iron pin found at the southwestern corner of said Advance Plating, Inc. property at 440.15 feet, and beyond that corner another 52.19 feet, for a total distance of 724.72 feet to a capped iron rod set near the south bank of a drainage inlet area; thence generally along the bank of said drainage area, North 83°03'21" West, 425.00 feet; thence South 21°10'39" West, 85.00 feet to a point near the top of the eastern bank of the Cumberland River; thence down the slope of the river bank at a skew, South 73°58'39" West, 75.00 feet to a point near the eastern edge of the river; thence North 83°03'21" West, 162.19 feet to a point in the river; thence North 2°00'39" East, 162.26 feet to a point in the river at the southwestern corner of the 520 Cowan, LP property, Instrument Number 20170306 0021665, RODC; thence along the southern boundary of said 520 Cowan, LP property, South 83°03'21" East, 416.14 feet to a capped iron rod set at the southeastern corner of said Cowan, LP property; thence along the eastern boundary of said Cowan, LP property, North 2°31'09" West, 613.97 feet to an iron pin found; thence continuing along the eastern boundary of said Cowan, LP property, North 40°12'57" East, 45.49 feet to a capped iron rod set in the southern margin of the aforementioned Cowan Court; thence along said street, South 83°19'04" East, 143.20 feet to the point of beginning, containing 199,626 square feet, or 4.583 acres.

Being the same property conveyed to Oracle America, Inc., from IMI Tennessee, LLC, an Indiana limited liability company by Special Warranty of record as Instrument No. 20210602-0074039 and by Quitclaim Deed of record as Instrument No. 20210602-0074040, in the Register's Office of Davidson County, Tennessee.

**TRACT TEN:**

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Cowan Industrial Park, Section Six, of record in Plat Book 6250, Page 279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from 1429 Cowan Partners LLC, an Illinois limited liability company, of record as Instrument No. 20210602-0074107, in the Register's Office of Davidson Count, Tennessee.

**TRACT ELEVEN:**

A tract of Land situated in the 1st Civil District of Davidson County, Tennessee, also being Lot No. 1 shown on the final plat entitled "Section Six-Cowan Industrial Park", as of record in Plat Book 6250, Page 279, Register's Office for Davidson County, Tennessee.

Beginning at an iron rod in the South margin of Cowan Court, also being the North East corner of Lot No. 2 of Section Six-Cowan Industrial Park; thence, with said margin South 83 degrees 02 minutes 00 seconds East 31.31 feet to a P.K. nail; thence leaving said margin South 09 degrees 41 minutes 30 seconds East 672.53 feet to a concrete monument at the South East corner of this tract; thence North 83 degrees 02 minutes 00 seconds West 208.76 feet to an iron rod being the South West corner of this lot and the South East corner of Lot 3 as shown on

that forementioned plat of record; thence with a common line of this lot and Lot 3 North 09 degrees 41 minutes 30 seconds West 440.15 feet to an iron rod: thence North 80 degrees 18 minutes 30 seconds East 170.00 feet; thence North 09 degrees 41 minutes 30 seconds West 181.52 feet to the point of beginning.

Also described as a parcel of land lying in the Fifth Councilmanic District of Nashville, Davidson county, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found lying in the southern margin of Cowan Court, at the northwestern corner of the 700 Cowan Partners, LLC property, Instrument Number 20180110 0003406, Registers Office Davidson County (hereafter RODC), and at Tennessee State Plane Coordinates North: 674,951.88 feet, and East: 1,738,653.53 feet, NAD83(2011); thence leaving said street and along the western boundary of said 700 Cowan Partners, LLC property, South 9°44'45" East, 672.53 feet to a concrete monument found; thence leaving the western boundary of said 700 Cowan Partners, LLC property, North 83°03'59" West, 209.03 feet to an iron pin found lying in the eastern boundary of the IMI Tennessee, Inc. property; thence along the eastern boundary of said IMI Tennessee, Inc. property, North 9°42'52" West, 440.15 feet to a capped iron rod set at the southwestern corner of the 1429 Cowan Partners, LLC property, Instrument Number 20190311 0021734, RODC; thence leaving the eastern boundary of said IMI Tennessee, Inc. property and along the southern boundary of said 1429 Cowan Partners, LLC property, North 80°20'56" East, 170.01 feet to a capped iron rod found at the southeastern corner of said 1429 Cowan Partners, LLC property; thence along the eastern boundary of said 1429 Cowan Partners, LLC property, North 9°45'21" West, 181.69 feet to an iron pin found lying in the southern margin of the aforementioned cowan court at the northeastern corner of said 1429 Cowan Partners, LLC property; thence along said street, South 83°00'26" East, 31.34 feet to the point of beginning, containing 99,370 square feet or 2.281 acres.

Being the same property conveyed to Oracle America, Inc., from Advanced Planting, Inc., a Tennessee corporation by Special Warranty Deed of record as Instrument No. 20210602-0074058 and Quitclaim Deed of record as Instrument No. 20210602-0074059, in the Register's Office of Davidson County, Tennessee.

**TRACT TWELVE:**

Being land in Nashville, First Civil District, Fifth Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Cowan Street and Cowan Court, and being more particularly described as follows:

BEGINNING at an iron pin at-the point of intersection of the southerly right-of-way line of Cowan Court and the westerly right-of-way line of Cowan Street, said point being the northeasterly corner of the herein described parcel;

THENCE, with said westerly right-of-way line of Cowan Street, South 09° 41' 30" East, 652.88 feet to an iron pin;

THENCE, continuing with said westerly right-of-way line with a curve to the left, 156.58 feet to an iron pin, said curve having a central angle of 17° 37' 07", a radius of 509.21 feet, a tangent of 78.91 feet and a chord of South 18° 32' 13" East, 155.97 feet;

THENCE, leaving said westerly right-of-way line with the northerly line of the property conveyed to Cargill, Inc., by deed of record in Book 6096, page 851, Register's Office for Davidson County, Tennessee, North 83° 03' 02" West, 591.87 feet to a P.K. Nail (set);

THENCE, with an easterly line of said Cargill property and the easterly line of property conveyed to Advance Plating, Inc. by deed of record in Book 10785, page 34, Register's Office for Davidson County, Tennessee, North 09° 42' 07" West, 800.18 feet to an iron pin in the southerly right-of-way line of Cowan Court;

THENCE, with said southerly right-of-way line, South 83° 01' 13" East, 567.08 feet to the point of BEGINNING.

Containing 435,661 square feet or 10.00 acres, more or less, according to an ALTA/ACSM Land Title Survey (700 Cowan Street) prepared by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, Tennessee Registered Land Survey No. 1401, originally issued on December 29, 2000, revised on January 4, 2001, reinspected and updated on April 4, 2005 and bearing Job No. 32055-00.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from 700 Cowan Partners LLC, an Illinois limited liability company, of record as Instrument No. 20210602-0074104, in the Register's Office of Davidson County, Tennessee.

**TRACTS THIRTEEN AND FOURTEEN:**

Being Lots H and H1 on the Final Plat of River North, Phase IA, of record as Instrument No. 20210514-0065713, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Oracle America, Inc., by Quitclaim Deed from 520 Cowan LP, a Tennessee limited partnership, and 600 Cowan LP, a Tennessee limited partnership, of record as Instrument No. 20210602-0074112, in the Register's Office of Davidson County, Tennessee.

**TRACT FIFTEEN:**

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot B on the Final Plat of River North, Phase 1A, of record as Instrument No. 202105140065713, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Oracle America, Inc., a Delaware corporation, by Special Warranty Deed from NRN Parcel B Owner, LLC, a Delaware limited liability company, of record as Instrument No. 20221215-0129906, in the Register's Office of Davidson County, Tennessee.

**TRACT SIXTEEN:**

Being Lot I on the Final Plat of River North, Phase 1A, of record as Instrument No. 20210514-0065713, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from 600 Cowan LP, a Tennessee limited partnership, of record as Instrument No. 20210602-0074103, Register's Office, Davidson County, Tennessee.

**TRACTS SEVENTEEN AND EIGHTEEN:**

Being Lots F and G on the Final Plat of River North, Phase 1A, of record as Instrument No. 20210514-0065713, Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from River North TN Property Owner LLC, a Delaware limited liability company, of record as Instrument No. 20250319-0019991, Register's Office, Davidson County, Tennessee.

**TRACT NINETEEN:**

Being Lot J on the Final Plat of River North, Phase IA, of record as Instrument No. 20210514-0065713, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Oracle America, Inc., by Special Warranty Deed from 520 Cowan LP, a Tennessee limited partnership, of record as Instrument No. 20210602-0074102, Register's Office, Davidson County, Tennessee.

**Certificate of Authenticity**

I, J. Thomas Trent, Jr., 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 18, 2026.

Date

J. Thomas Trent, Jr.

Affiant Signature

May 18, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of May, 2026.

Notary's Signature

My Commission Expires: 7-2-2029

Date

Notary's Seal (if on paper)

STEPHANIE DENICE MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

202605220046909