Karen Johnson Davidson County
Batch# 1435031 DEEDWARRSP
06/17/2026 09:22:30 AM 7 pgs
Fees: $38.00 Taxes: $10,266.71
20260617-0054821

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
EPRT Tennessee Properties LLC 5 Vaughn Drive., Suite 202 Princeton, NJ 08540	10800033300	6650 Rivers Ave., Ste 105 PMB 90599, North Charleston, SC 29406

This instrument prepared by:

Molly Marshall, Esq.
Reed Smith LLP
225 Fifth Avenue
Pittsburgh, PA 15222

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO MILLION SEVEN HUNDRED SEVENTY-FOUR THOUSAND SEVEN HUNDRED EIGHTY-SIX AND 69/100 DOLLARS ($2,774,786.69) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WEST STREET CAPITAL PARTNERS, LLC**, a Delaware limited liability company (the "**Grantor**") has bargained and sold, and by these presents transfers and conveys to **EPRT TENNESSEE PROPERTIES LLC**, a Delaware limited liability company (the "**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the

foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "**Property**"), subject only to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "**Permitted Encumbrances**");

This is improved property, known as 3300 Elm Hill Pike, Nashville, TN.

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but not further or otherwise and subject, however, to the Permitted Encumbrances.

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

[Remainder of page intentionally left blank.]

STATE OF

COUNTY OF

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,774,786.69, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of June, 2026.

CARLA J. BUBLITZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 679767
Expires January 29, 2029

Notary Public

My Commission Expires: Jan 29, 2029

EPRT#: 59019
Lease ID: 20260037

006 Nashville, TN

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 8th day of June, 2026.

GRANTOR:

WEST STREET CAPITAL PARTNERS, LLC,
a Delaware limited liability company

By: _____

Name: Spencer Kushner

Title: Managing Partner

STATE OF NEW JERSEY

COUNTY OF MONMOUTH

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Spencer Kushner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the foregoing instrument for the purposes therein contained, by signing his name above.

Witness my hand and official seal, this the 8th day of June, 2026.

_____
Notary Public

Printed name: SOKA S. KONGOLI

AUGUST 14, 2027
My Commission Expires

EPRT#: 59019
Lease ID: 20260037

006 Nashville, TN

Exhibit A

LEGAL DESCRIPTION

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

Being land in the fourteenth Councilmanic District of Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 2 as shown on the survey entitled "Subdivision of the Robert Goss Jr. Property (Eatherly Subdivision)", and being of record in Instrument No. 200506100066805, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to West Street Capital Partners, LLC, a Delaware limited liability company by Warranty Deed from B & B Family Holdings LLP, a Tennessee limited liability partnership of record in Instrument No. 20240626-0047784, Register's Office for Davidson County, Tennessee, dated June 17, 2024 and recorded on June 26, 2024.

Exhibit B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2026, a lien not yet due and payable.
2. All matters shown on the Plan of record in Instrument No. 20050610-0066805, in the Register's Office of Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20050518-0056120.
4. Stormwater Detention Agreement of record in Instrument No. 20050524-0058288.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080627-006628.
6. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20080627-0066329.

Tennessee Certification of Electronic Document

I, Madison Hartley, 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 June 8, 2026 (date of document).

M Hartley
Affiant Signature

June 16, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of June, 2026.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON