This Instrument Prepared by:
Wick Phillips Gould & Martin, LLP
3131 McKinney Avenue, Suite 500
Dallas, Texas 75204
Attention: Neel Dhaliwal

Karen Johnson Davidson County
Batch# 1435957 DEEDWARRSP
06/18/2026 03:54:30 PM 6 pgs
Fees: $33.00 Taxes: $9,184.05
20260618-0055597

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
5809 NOLENSVILLE PIKE, LLC 200 West Houston Street 1C New York, NY 10014 Attn: Neil Bradley	5809 NOLENSVILLE PIKE, LLC 200 West Houston Street 1C New York, NY 10014 Attn: Neil Bradley	Map: 161 Parcel: 180

THIS INDENTURE, made as of the 11th day of June, 2026 between **FRC STE NASHVILLE LLC**, a Texas limited liability company (the "Grantor") and **5809 NOLENSVILLE PIKE, LLC**, a Georgia limited liability company (the "Grantee").

W I T N E S S E T H:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and hereby transfers and conveys, to Grantee, certain real property in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto (the "Property"), together with all rights and appurtenances pertaining to such Property and all improvements, structures and fixtures now constructed and completed or under construction on the Property.

Said Property is conveyed subject to the matters set forth on **Exhibit B** attached hereto and incorporated herein by reference ("Permitted Exceptions").

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property located at 5809 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Exceptions), but no further or otherwise.

GRANTEE AGREES THAT THE PROPERTY IS BEING SOLD AND CONVEYED TO (AND ACCEPTED BY) GRANTEE AT CLOSING IN ITS PRESENT CONDITION AT THE TIME, AS IS, WHERE IS, WITH ALL FAULTS, AND WITHOUT ANY WRITTEN OR ORAL REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED, OR ARISING BY OPERATION OF LAW.

[Signatures contained on following page]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the ____ day of June, 2026.

GRANTOR:

FRC STE NASHVILLE LLC,
a Texas limited liability company

By: FRC Partners, LLC
a Texas limited liability company
its Manager

By: _____
Name: James Mason
Title: Manager

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on June 8th, 2026, by James Mason, the manager of FRC Partners, LLC, a Texas limited liability company, the manager of FRC STE NASHVILLE LLC a Texas limited liability company, on behalf of said entity.

_____
Notary Public, State of Texas

Ryan Sloma
My Commission Expires
10/16/2028
Notary ID132733407

WHEN RECORDED MAIL TO:
5809 Nolensville Pike, LLC
200 West Houston St 1C
New York, NY 10014
Attn: Neil Bradley

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brentwood East Commercial Park of record in Plan Book 5190, Page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Land.

Being the same property conveyed to FRC STE Nashville LLC, a Texas Limited Liability Company by Special Warranty Deed of record at Instrument No. 20251103-0087394, dated 10/30/2025 and recorded 11/03/2025, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Davidson County taxes for the year 2026, a lien, not yet due or payable.

2. Subdivision restrictions, building lines and easements of record in Plan Book 5190, Page 201; Plan Book 5200, Page 6 in the aforesaid Register's Office.

3. Easement(s) of record in Plan Book 5210, Page 79, in the aforesaid Register's Office.

The actual consideration or value, whichever is greater, for this transfer is $2,482,176.00.

By: _____

Subscribed and sworn to before me, this the 11th day of June, 2026.

_____

Notary Public

My Commission Expires: September 8, 2029

KASSIDY PAIGE MOORE
Notary ID #135531458
My Commission Expires
September 8, 2029

Certificate of Authenticity

I, Ginger Dean, do hereby make oath that I am I licensed attorney and/or the custodian of the original version of the electronic document tenders for registration herewith and that this electron document is a true and exact copy of the original document executed and authenticated according to law on June 11th, 2026.

Affiant Signature

June 18th, 2026

Date

State of Tennessee

County of Shelby

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

Pamela Cox

Notary's Signature

PAMELA COX
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-21-2027

My Commission Expires: 8-21-27

Notary's Seal (If on paper)