This Instrument Prepared By:
Vinson & Elkins, LLP
2001 Ross Avenue, Suite 3900
Dallas, Texas 75201
Attention: Karley Jones

Karen Johnson Davidson County
Batch# 1442974 DEEDWARRSP
07/07/2026 01:28:30 PM 5 pgs
Fees: $28.00 Taxes: $542,050.00
20260707-0061147

Address New Owner:	Send Tax Bills To:	Map and Parcel ID:
850 Third Avenue, 17th Floor New York, NY 10022	Same	Map 92-16 Parcel 267

STATE OF Georgia §
§
COUNTY OF Fulton §

The actual consideration for this transfer is $146,500,000.00.

J. Greenway
Affiant

Subscribed and sworn to before me on June 26, 2026.

Leah M Simpson
Notary Public, State of Georgia

LEAH M SIMPSON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 21, 2028

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

NASHVILLE MOORE PROPERTY, LLC, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto **MOORE REIT PROPERTY, L.P.**, a Delaware limited partnership ("**Grantee**") the tract or parcel of land in Davidson County, Tennessee, described in Exhibit A, together with (a) all improvements located thereon, but expressly excluding improvements and structures owned by any tenant or any other third party, (b) all right, title, and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, and (c) all right, title, and interest of Grantor, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such tract or parcel of land (such land and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current, accurate survey of the Property would show (hereinafter referred to collectively as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging, unto Grantee, its successors and assigns, forever, and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise, subject to the Permitted Exceptions.

Grantee assumes responsibility for the payment of ad valorem taxes on the Property for the 2026 calendar year.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

EXECUTED to be effective as of June 30, 2026.

NASHVILLE MOORE PROPERTY, LLC, a Delaware limited liability company

By: J Greenway
Name: S. Jefferson Greenway
Title: Authorized Signatory

STATE OF Georgia §
§
COUNTY OF Fulton §

This instrument was acknowledged before me on June 26, 2026, by S. Jefferson Greenway, Authorized Signatory of Nashville Moore Property, LLC, a Delaware limited liability company, on behalf of said limited liability company.

LEAH M SIMPSON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 21, 2028

Leah M Simpson
Notary Public, State of Georgia

[Signature Page to Special Warranty Deed]

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled CONSOLIDATION PLAT 19TH & CHET ATKINS OFFICE BUILDING, of record in Instrument No. 20190228-0018408, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Nashville Moore Property, LLC by 19th Avenue Land Partners, LLC by Special Warranty Deed of record in Instrument Number 20200420-0041271 in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sky Brooks, 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 30, 2026 (date of document).

Affiant Signature

July 1, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON