This instrument was prepared by:
Tonya Matthews
Legacy Commercial Real Estate Law, PLLC
2129 Belcourt Avenue, 2nd Floor
Nashville, TN 37212

After recording, return to:
MP Allied Drive Owner, LLC
2600 Executive Parkway, Suite 451
Lehi, UT 84043

Karen Johnson Davidson County
Batch# 1443469 DEEDWARRSP
07/09/2026 08:28:30 AM 7 pgs
Fees: $38.00 Taxes: $19,795.00
20260709-0061844

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
MP Allied Drive Owner, LLC 2600 Executive Parkway, Suite 451 Lehi, UT 84043	Same as New Owner	133-05.079; 133-05.262

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TOM MOORE, AS TRUSTEE OF THE SHOPS OF ALLIED DRIVE TRUST DATED MAY 15, 2014** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MP ALLIED DRIVE OWNER, LLC**, a Delaware limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 491 Allied Drive, Nashville, Tennessee 37211, and a portion of 485 Allied Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, and the same is free from all encumbrances except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page Attached Hereto]

202607090061844

IN WITNESS WHEREOF, the Grantor has caused this Deed to be made effective this 8th day of July, 2026.

GRANTOR:

Tom Moore, as Trustee of The Shops of Allied Drive Trust Dated May 15, 2014

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Thomas David Moore, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tom Moore, as Trustee of The Shops of Allied Drive Trust Dated May 15, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Williamson County, Tennessee, this the 8th day of July, 2026.

Notary Public

My Commission Expires: 9-27-26

KELLY DUKE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

The actual consideration or value, whichever is greater, for this transfer is $5,350,000.00.

Affiant

Subscribed and sworn to before me this the 8th day of July, 2026.

Notary Public

My Commission Expires: 06/26/2029

RHODA JAMESON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 26, 2029

Exhibit "A"

Legal Description

Lot 1 as shown on the Subdivision of The Shops on Allied Drive dated February 20, 2026, and recorded on June 18, 2026, as Instrument No. 20260618-0055321 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Tom Moore, as Trustee of The Shops of Allied Drive Trust Dated May 15, 2014, by quitclaim deed of record as Instrument No. 20160913-096022 and by quitclaim deed of record as Instrument No. 20160913-0096021, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2026 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Subdivision of The Shops on Allied Drive dated February 20, 2026, and recorded on June 18, 2026, as Instrument No. 20260618-0055321, Register's Office for Davidson County, Tennessee.

3. Utility Line easement recorded in Book 5844, page 805, Register's Office of Davidson County, Tennessee.

4. Sanitary Sewer easement recorded in Instrument No. 20041202-0143635, Register's Office of Davidson County, Tennessee.

5. Storm Water Detention Agreement recorded in Instrument No. 20040927-0116187, Register's Office of Davidson County, Tennessee.

6. Rights of tenants, as tenants only, pursuant to unrecorded leases with no rights of first refusal or options to purchase.

7. Rights, easements, interests, or claims which may exist by reason of, or reflected by the following matters shown on the ALTA/NSPS Land Title Survey prepared by Brad Tyson Thomas, TN RLS No. 2431, of Barge Design Solutions, dated June 24, 2026, identified as File No. 3905100, and herein referred to as the "Survey":
   a) Utility and drainage lines, with meters, valves, poles and other appurtenances;
   b) Building setback lines.

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 July 08, 2026 (date of document).

Affiant Signature

July 08, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of July, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON