Karen Johnson Davidson County
Batch# 1448973 DEEDWARRSP
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Fees: $43.00 Taxes: $43,660.00
20260720-0065066

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Aldair Delibrado, Esq.
Seyfarth Shaw LLP
1075 Peachtree Street, N.E., Suite 2500
Atlanta, Georgia 30309

NAME AND ADDRESS OF NEW OWNER:

Sai Ram Airport LLC
2637 Sequoya Trace
Murfreesboro, TN 37127
Attn: Nayan Patel

RECORD AND RETURN TO:

First American Title Insurance Company
National Commercial Services
511 Union St., Suite 1600
Nashville, TN 37219

SEND TAX BILL TO: SAME

TAX PARCEL NOS.: 108 01 0 077.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of July 15, 2026, by DRE SECO LLC, a Delaware limited liability company ("Grantor"), to Sai Ram Airport LLC, a Tennessee limited liability company ("Grantee"), whose mailing address is 2637 Sequoya Trace Murfreesboro, TN 37127, and whose Federal employer identification number is 41-5140214.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, the land (the "Land") lying and being in the county of Shelby, State of Tennessee, more particularly described in Exhibit A attached hereto together with all the improvements, buildings, structures and fixtures (excluding those fixtures owned by tenants if such tenant, pursuant to its lease, is entitled to remove such fixture) located on the Land; any and all related facilities, structures, fixtures and amenities owned by Grantor; and Grantor's interest in all easements, privileges, rights-of-way, riparian and other water rights, lands underlying adjacent streets and roads and appurtenances pertaining to or accruing to the benefit of the Land.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, in fee simple forever, SUBJECT, HOWEVER, to (a) standby fees, taxes and assessments by any taxing authority for the current year not yet due and payable, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, which standby fees, taxes and assessments Grantee assumes and agrees to pay, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (c) the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes (all of those items described in (a) through (c) above are hereinafter collectively referred to as the "Permitted Exceptions").

BEING the same property conveyed to Grantor by that certain Special Warranty Deed dated as of December 3, 2019, from Hotel 1111 Airport Center, L.P., recorded on December 11, 2019 as Instrument

No. 20191211-0127537 in the Office of the Davidson County Register of Deeds, Davidson County, Tennessee.

This is improved property, located at 1111 Airport Center Drive, Tennessee 37203.

Grantor covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to convey and sell the Land; that Grantor specially warrants to the Grantee the title to the Land as previously described and will defend the same against lawful claims of all persons whomsoever claiming directly through or under the Grantor, but against none other.

[***Signature Page Immediately Follows.***]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 30 day of June, 2026.

GRANTOR:

DRE SECO LLC,
a Delaware limited liability company

By: DRE PORTFOLIO REIT LLC, a Delaware limited liability company, its Manager

By:_____
Name: Darren Berk
Title: Chief Financial Officer

STATE OF New York)
) SS: ACKNOWLEDGMENT
COUNTY OF New York)

On this 30 day of June, 2026, personally appeared before me Darren Berk, the Chief Financial Officer of DRE Portfolio REIT LLC, a Delaware limited liability company, the Manager of DRE SECO LLC, a Delaware limited liability company, who duly acknowledged to me that he executed this Deed in his capacity as Chief Financial Officer of the Chief Financial Officer of DRE Portfolio REIT LLC, a Delaware limited liability company, the Manager of DRE SECO LLC, a Delaware limited liability company, with full authority to do so.

_____
Notary Public

(seal)

GLORIA LAM
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01LA0029465
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES 10/02/28

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 11,800,000 .00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTEE:

Sai Ram Airport LLC,
a Tennessee limited liability company

By: _____
Name: Urvi Patel
Title: Owner

Subscribed and sworn to before me this 15th day of July, 2026.

_____
Notary Public

My commission expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Exhibit A to Deed

Property

Parcel I:

Being a parcel of land located in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the Easterly margin of Airport Center Drive, and being Lot No. 9 on the recorded Subdivision Plat entitled Re-subdivision of a re-subdivision of Lot 9 of Metro Airport Center, Section 4, Phase 4, of record in Book 6200, Page 670, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument in the East right of way of Airport Center Drive, said monument being the Northwest Corner of Lot No. 19 as shown on the recorded plat of Metro Airport Center Section 4, Phase 6, of record in Book 8250, Page 450, R.O.D.C.

Thence, with said right-of-way of Airport Center Drive and a curve to the left 40.78 feet to a p.k. nail, said curve having a central angle of 38° 56' 31", a radius of 60.00 feet to a tangent of 21.21 feet and a chord of N 21° 41' 48" W, 40.00 feet;

Thence, continuing with said right-of-way and a curve to the right 76.98 feet to an existing iron pin, said curve having a central angle of 88° 12' 45", a radius of 50.00 feet, a tangent of 48.46 feet and a chord of N 02° 56' 20" E, 69.60 feet;

Thence N 47° 02' 42" E, 274.68 feet to an existing iron pin;

Thence, with said right-of-way and a curve to the left 42.50 feet to an existing iron pin in the Southwest corner of the lot entitled "Tract A" as recorded on the Re-subdivision of Lot No. 9 of Metro Airport Center, Section 4, Phase 4, of record in Book 6200, Page 445, R.O.D.C., said curve having a central angle of 04° 35' 40" a radius of 530.00 feet, a tangent of 21.26 feet and a chord of N 44° 44' 52" E, 42.49 feet;

Thence, leaving said right of way with the southerly line of "Tract A" S 82° 27' 11" E, 419.56 feet to an existing iron pin in the Southeast corner of said "Tract A";

Thence, leaving said "Tract A" with the westerly boundary of property conveyed to Nashville Hotel Associates, Ltd., of record in Book 10994, Page 587, R.O.D.C. the following calls;

S 15° 27' 43" E, 0.63, feet to an existing iron pin;
S 06° 58' 29" E, 105.00, feet to an existing iron pin;
S 01° 05' 24" E, 51.09, feet to an existing iron pin;
S 06° 11' 46" W, 50.16, feet to an existing iron pin;
S 10° 46' 12" W, 50.00, feet to an existing iron pin;
S 22° 37' 47" W, 51.09, feet to an existing iron pin;
S 31° 48' 09" W, 144.57, feet to an existing iron pin in the Northeast corner of Lot No. 19A of the recorded subdivision plat of Metro Airport Center, Section 4, Phase 6, of record in Book 8250, Page 450, R.O.D.C.

Thence, with said northerly boundary of Lot Nos. 19 and 19A, N 82° 28' 13" West, 461.40 feet to an existing iron pin.

Thence N 40° 27' 37" W, 125.58 feet to the point of beginning.

Containing 244,275 square feet or 5.61 acres more or less.

Parcel II:

Easement benefiting Parcel I in and to the Common Area as set out in Article III, Section 1 of the Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center of record in Book 6477, Page 870, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DRE SECo LLC, a Delaware limited liability company, by Deed from Hotel 1111 Airport Center, L.P., a Delaware limited partnership, of record in Instrument No. 201912110127537, in the Register's Office of Davidson County, Tennessee.

Exhibit B to Deed

Permitted Exceptions

1. Covenants, conditions, limitations, restrictions, rights, rights of way, encumbrances, encroachments, reservations, easements, agreements and other matters of fact or record.

2. Present and future zoning, subdivision, building, land use, and environmental laws, ordinances, restrictions, resolutions, orders and regulations and all present and future ordinances, laws, regulations and orders of all federal, state, county, municipal or other governments, agencies, boards, bureaus, commissions, authorities and bodies now or hereafter having or acquiring jurisdiction of the Property and the use and improvement thereof.

3. Any state of facts or exception which an accurate survey or an inspection of the Property would show.

Tennessee Certification of Electronic Document

I, Savannah Suiters, 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 7-15-2026 (date of document).

Affiant Signature

7-15-2026

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

