Karen Johnson Davidson County
Batch# 1452133 DEEDWARRSP
07/28/2026 11:07:30 AM 6 pgs
Fees: $33.00 Taxes: $22,385.00
20260728-0068536

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Holland & Knight, LLP
One Symphony Place
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Number:
1024 Firestone Holdings, GP c/o Hamilton Creek Partners, LLC 4015 Hillsboro Pike, Suite 222 Nashville, TN 37215	1024 Firestone Holdings, GP c/o Hamilton Creek Partners, LLC 4015 Hillsboro Pike, Suite 222 Nashville, TN 37215	183-00-0-144-00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 27th day of July, 2026, by and between **CUMBERLAND BUILDING INVESTMENTS**, a Missouri general partnership (hereinafter referred to as "Grantor"), and **1024 FIRESTONE HOLDINGS, GP**, a Tennessee general partnership (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Real Estate").

This is improved property known as 1024 Firestone Parkway, La Vergne, TN 37086.

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit B** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GRANTOR:

CUMBERLAND BUILDING INVESTMENTS,
a Missouri general partnership

By: _____ MP.
Name: James M. Traube
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James M. Traube, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of CUMBERLAND BUILDING INVESTMENTS, a Missouri General Partnership, the within-named bargainor, and who further acknowledged that he, as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Partner for the said General Partnership.

WITNESS my hand, at office, this 27th day of July, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 3/5/2030

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,050,000.00.

Affiant

Subscribed and sworn to before me this 27 day of July, 2026.

Notary

Public My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 216A ON THE FINAL PLAT OF INTERCHANGE CITY INDUSTRIAL PARK SUBDIVISION OF TRACTS 216A & 216B OF RECORD IN PLAT BOOK 6900, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF:

BEGINNING AT AN IRON PIN SET ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY (AN 80-FOOT WIDE STREET) THAT IS 800.99 FEET NORTHWEST FROM THE WESTERLY TERMINUS OF THE SOUTHWESTERLY RETURN. CURVE OF HEIL QUAKER BOULEVARD. SAID POINT OF BEGINNING IS THE NORTHEASTERN PROPERTY CORNER OF THIS TRACT AND THE NORTHWEST PROPERTY CORNER OF TRACT 216C OF INTERCHANGE CITY ASSOCIATES, LTD. PROPERTY AS OF RECORD IN BOOK 6381, PAGE 227, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND PROCEEDING AS FOLLOWS:

1. FROM THE POINT OF BEGINNING AND WITH THE COMMON PROPERTY LINE OF TRACT 216C AND LEAVING THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY, S 44 DEG. 44' 23" W 595.76 FEET TO AN EXISTING PIN; THENCE,

2. LEAVING TRACT 216C AND WITH THE COMMON PROPERTY LINE OF THE RESUBDIVISION OF INTERCHANGE CITY INDUSTRIAL PARK-SECTION XXII AS OF RECORD IN PLAT BOOK 5210, PAGE 202, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, N 16 DEG. 19' 17" W 507.00 FEET TO A CONCRETE MONUMENT SET; THENCE

3. LEAVING SECTION XXII AND WITH COMMON PROPERTY LINE OF INTERCHANGE CITY ASSOCIATES LTD., TRACT 216B AS OF RECORD IN BOOK 6381, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, N 44 DEG. 17' 39" E 296.49 FEET TO A CONCRETE MONUMENT SET ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY; THENCE.

4. SOUTHEASTERLY WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY, A CURVE TO THE RIGHT HAVING A RADIUS OF 2252.87 FEET A LENGTH OF 450.00 FEET, SAID CURVE HAS A CHORD BEARING A DISTANCE OF 52 DEG. 09' 30" E 449.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 201,705 SQUARE FEET OR 4.63 ACRES MORE OR LESS.

BEING ALL THE SAME PROPERTY CONVEYED TO CUMBERLAND BUILDING INVESTMENTS, A MISSOURI GENERAL PARTNERSHIP, BY SPECIAL WARRANTY DEED DATED JUNE 11, 2009, FROM MALIBU TN, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20091230-0118173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Rights of Prime Package & Label Co., L.L.C., as tenant only, under a prior unrecorded lease without options to purchase or rights of first refusal.

2. Real estate taxes and assessments for the year 2026 and subsequent years, a lien not yet due and payable.

3. All matters shown on the Plan of record in Plat Book 6900, Page 95, Register's Office for Davidson County, Tennessee.

4. All matters as shown on the ALTA/NSPS Land Title Survey of 1024 Firestone Parkway by Cherry Land Surveying, Inc., Michael H. Charette, TN R.L.S. 2048 dated October 14, 2025 as Job No. 25116 CW.

I, Jeff Benz, 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 the 27th day of July, 2026.

Date: July 27, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of July, 2026.

Notary Public
My commission expires: 3/5/2030

