Karen Johnson Davidson County
Batch# 1484013 DEEDWARRSP
10/15/2026 09:15:30 AM 5 pgs
Fees: $28.00 Taxes: $40,167.20
20261015-0094581

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,856,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2026.

Notary Public

My Commission Expires: 8-30-2027

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South – Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

MELISSA A GOELZ
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

Address Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Hillsboro Shoppes Propco LLC 106 E. 6th Street, Suite 900-189 Austin, Texas 78701	Same	117-11-0-055.00 and 117-11-0-054.00

SPECIAL WARRANTY DEED

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, **BNA PARTNERS, GP**, a Tennessee general partnership ("Grantor"), has bargained and sold, and hereby transfers and conveys, unto **HILLSBORO SHOPPES PROPCO LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to those matters set out on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the

Property in fee simple, has a good right to convey it, and the same is unencumbered except as set out on Exhibit B. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not further or otherwise.

BNA Partners, GP is one and the same as, and also known as, BNA Partners, G.P.

IN WITNESS WHEREOF, this Special Warranty Deed is executed this 14th day of October, 2026.

BNA PARTNERS, GP,
a Tennessee general partnership

By: _____
John W. Horrell, Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JOHN W. HORRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Managing Partner of the maker and is authorized by the maker to execute this instrument on its behalf.

Witness my hand, at Nashville, Tennessee, this 14th day of October, 2026.

Karen Howard
Notary Public

My Commission Expires: 3-6-29

KAREN HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2029

EXHIBIT A
Property Description

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Subdivision Plat of the Fidelity Federal Savings and Loan Association Property, of record in Book 7900, Page 863, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Subdivision Plat of the Fidelity Federal Savings and Loan Association Property, of record in Book 7900, Page 863, 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 BNA Partners, GP, a Tennessee general partnership, by deed from Green & Little, L.P., a Tennessee limited partnership, of record as Instrument No. 20211123-0155420, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Matters shown on the Plan of record in Book 7900, Page 863, Register's Office for Davidson County, Tennessee, to the extent shown on ALTA/NSPS plat of survey by Jake S. Lay, TN RLS #3464, with TTL, Inc., dated July 21, 2026, last revised September 28, 2026, and designated as Project No. 26-12-01867.

2. Restrictive Covenants set forth in deed of record in Book 1472, Page 215, Register's Office for Davidson County, Tennessee, as amended to release reserved street right within the deed of record in Book 2035, Page 421, said Register's Office.

3. Pole Line Easement of record in Book 2019, Page 401, Register's Office for Davidson County, Tennessee.

4. Environmental Indemnification Agreement of record as Instrument No. 20020528-0064437, Register's Office for Davidson County, Tennessee.

5. The following matters shown on the ALTA/NSPS plat of survey by Jake S. Lay, TN RLS #3464, with TTL, Inc., dated July 21, 2026, last revised September 28, 2026, and designated as Project No. 26-12-01867: Fence meanders with boundary line in southwest corner.

6. Written (unrecorded) commercial leases and/or subleases for portions of the Property and the tenants or sublessees thereunder.

Certificate of Authenticity

I, Melissa Goetz, 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 October 14, 2026.

Date

Affiant Signature

October 14, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2026.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

202610150094581