SPECIAL WARRANTY DEED

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

THAT, WEDGEWOOD INTERMEDIARY I, LLC, a California limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid by PAPA G, LLC, a Tennessee limited liability company ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the following real property situated in Davidson County, Tennessee, to wit:

> See Exhibit A attached hereto and made a part hereof for all purposes, together with any and all buildings structures and improvements situated, erected or constructed thereon (the "Property"); subject, however, to those matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with (but without warranty) all and singular the rights and appurtenances thereto in anywise belonging to Grantor, including, without limitation, all of Grantor's right, title and interest, if any, in and to any and all riparian rights, adjacent roads, streets, alleys, easements, strips and gores, and rights of way to, from or adjacent thereto, and all rights of ingress and egress thereto, unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, and subject as aforesaid.

The actual consideration for this transfer or value of the Property transferred, whichever is greater, is $5,000,000.00

There having been a proration of ad valorem taxes and assessments applicable to the above-described property between Grantor and Grantee, by its acceptance of this deed, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments assessed against the above-described property for 2022 and all subsequent years and further agree to save, defend, indemnify and hold Grantor harmless from all such taxes and assessments.

Karen Johnson Davidson County
Batch# 935437 DEEDWARRSP
10/28/2022 03:48:30 PM 6 pgs
Fees: $33.00 Taxes: $18,500.00
20221028-0116987

EXECUTED as of (although not necessarily on) October 19, 2022.

GRANTOR:

WEDGEWOOD INTERMEDIARY I, LLC
a California limited liability company

By: GDD Holdings, LLC,
a Delaware limited liability company
Authorized Representative

By: _____
David R. Wehrly
Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas

County of Dallas

On October 19, 2022 before me, Christina Gonzalez Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared David R. Wehrly
NAME(S) OF SIGNER(S)

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Attachments:
Exhibit A - Legal Description
Exhibit B - Permitted Exceptions

NOTARY PUBLIC STATE OF TEXAS
CHRISTINA GONZALEZ
My Notary ID # 10079773
Expires March 3, 2023

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2022.

NOTARY PUBLIC

My Commission Expires

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

Exhibit A
Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 11 AND THE EAST 10 FEET OF LOT NO. 12, ON THE MAP OF J.W. LAWLESS SUBDIVISION OF LOT 145, BOYD HOME TRACT OF RECORD IN PLAT BOOK 161, PAGE 36, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTHSIDE OF BROADWAY, FORMERLY BROAD STREET, AND RUN BACK 91.7 FEET ON THE EAST LINE OF LOT NO. 11, AND 77.7 FEET, MORE OR LESS, ON THE WEST LINE OF PART OF LOT NO. 12, TO THE NORTHERLY MARGIN OF DIVISION STREET, ON WHICH THEY MEASURE 60.9 FEET. MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WEDGEWOOD INTERMEDIARY I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM GDD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY. OF RECORD IN INSTRUMENT NO. 20220811-0091375, IN THER REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Improved property located at 1921 Broadway, Nashville, Tennessee 37203.
Tax Parcel Number: 09216018700

Address of New Owner and Send Tax Bills to:
2372 West Longhorn Place
Chandler, AZ 85286

Prepared by:
Sara J. Evans
5009 Village Circle
Dallas, TX 75248

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable

2. All matters shown on plat(s) of record in Plat Book 161, Page 36, in the Register's Office of Davidson County, Tennessee.

3. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws

4. That portion of the land embraced within the bounds of any public road or thoroughfare.

5. Rights of Scooter's LLC, a Tennessee limited liability company pursuant to a Retail Lease agreement between Wehrly Holdings, LLC, a California limited liability company, and Scooter's LLC, a Tennessee limited liability company dated September 27, 2016, as amended.

Tennessee Certification of Electronic Document

I, Matt Foster, 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 correct copy of the original document executed and authenticated according to law on 10/28/2022.

Affiant Signature

Date: 10/28/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28h day of October, 2022.

Notary's Signature

My Commission Expires: 12/22/2025

Notary's Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Date. 10/28/2022