Karen Johnson Davidson County
Batch# 978577 DEEDQC
03/08/2023 03:24:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230308-0016831

This Instrument Prepared by:
Hunton Andrews Kurth LLP
951 East Byrd Street
Richmond, VA 23219
Attention: Andrew J. Tapscott, Esq.

After Recording, Return to:
WMCi Nashville VII, LLC
c/o Weinstein Management Co., Inc.
3951 Stillman Parkway
Glen Allen, Virginia 23060
Attention: Ivan P. Jecklin
Lile T. Benaicha

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00

Affiant: Irma Duran

Subscribed and sworn to before me, this 6 day of March, 2023

MARIBEL G. PILA
MY COMMISSION # HH 330079
EXPIRES: November 20, 2026

Notary Public
My Commission Expires:_____

Address New Owner as Follows:
WMCi Nashville VII, LLC
c/o Weinstein Management Co., Inc.
3951 Stillman Parkway
Glen Allen, Virginia 23060
Attention: Ivan P. Jecklin
Lile T. Benaicha

Send Tax Bills To:
WMCi Nashville VII, LLC
c/o Weinstein Management Co., Inc.
3951 Stillman Parkway
Glen Allen, Virginia 23060
Attention: Ivan P. Jecklin
Lile T. Benaicha

Map-Parcel Number and Property Address:
09100005700
5800 Centennial Blvd
Nashville, TN 37209

QUITCLAIM DEED

[Nashville, Tennessee]

THIS INDENTURE, is made as of the 7 day of March, 2023, by and between **WMCi NASHVILLE VII, LLC**, a Virginia limited liability company, as to an 18% undivided interest (hereinafter called "**Grantor**") and **WMCi NASHVILLE VII-B, LLC**, a Virginia limited liability company (hereinafter called "**Grantee**"; the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WHEREAS, Grantor currently owns an 85% undivided interest and Grantee currently owns a 15% undivided interest, as tenants in common, in that tract or parcel of land being more

particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "**Property**").

W I T N E S E T H, That:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has quitclaimed, transferred and conveyed and by these presents does quitclaim, transfer and convey unto said Grantee, an eighteen percent (18%) undivided interest as tenant in common in the Property.

This is improved property located at 5800 Centennial Boulevard, Nashville, Davidson County, Tennessee.

After giving effect to this Quitclaim Deed, Grantor shall hereafter own a 67% undivided interest in the Property and Grantee shall hereafter own a 33% undivided interest in the Property, as tenants in common with each other.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

WMCi NASHVILLE VII, LLC, a Virginia limited liability company

By: _____
Name: John T. Lancaster
Title: Co-President and CFO

STATE OF Virginia

COUNTY OF Henrico

I, the undersigned Notary Public of the state and county aforesaid, do hereby certify that John T. Lancaster, being personally known to me, personally appeared before me on this date and provided satisfactory evidence that he is the Co-President and CFO of WMCi Nashville VII, LLC, a Virginia limited liability company, and that he/she, as Co-President and CFO of the limited liability company, executed the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and seal, at office in the state and county aforesaid this 23rd day of February, 2023.

_____
Notary Public

My Commission Expires: 4/30/23

Kelly Ann Smith
Commonwealth of Virginia
Notary Public
Commission No. 282905
My Commission Expires 04/30/23

EXHIBIT A TO QUITCLAIM DEED

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract 1:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CENTENNIAL BOULEVARD, SAID POINT BEING THE SOUTHEAST CORNER OF MIMMS, LLC & CAMPBELL & CAMPBELL, LLC, OF RECORD IN INSTRUMENT NO. 200212310162668, R.O.D.C.;

THENCE, WITH SAID MIMMS, LLC EAST LINE, N27°16'29"E, 215.78 FEET TO A POINT;

THENCE, N19°22'59"E, 331.00 FEET TO AN EXISTING IRON ROD IN THE SOUTH LINE OF ARMSTRONG HARDWOOD FLOORING COMPANY, OF RECORD IN INSTRUMENT NO. 200008300085723, R.O.D.C.;

THENCE, WITH SAID SOUTH LINE, S51°13'15"E, 594.12 FEET TO AN EXISTING MONUMENT IN THE WESTERLY RIGHT-OF-WAY OF CSX TRANSPORTATION, OF RECORD IN BOOK 333, PAGE 218, R.O.D.C.;

THENCE, WITH SAID RIGHT-OF-WAY AND A CURVE TO THE LEFT 545.48 FEET TO AN EXISTING IRON ROD POINT IN THE NORTHERLY MARGIN OF CENTENNIAL BOULEVARD, SAID CURVE HAVING A CENTRAL ANGLE OF 39°50'22", A RADIUS OF 784.49 FEET AND A CHORD OF S67°30'42"W, 534.56 FEET;

THENCE, WITH SAID NORTHERLY MARGIN OF CENTENNIAL BOULEVARD THE FOLLOWING CALLS:

N77°52'16"W, 40.14 FEET TO AN EXISTING IRON SPIKE;

WITH A CURVE TO THE RIGHT 108.48 FEET TO AN EXISTING IRON ROD, SAID CURVE HAVING A CENTRAL ANGLE OF 19°34'00", A RADIUS OF 317.65 FEET AND A CHORD OF N68°05'16"W, 107.95 FEET;

N58°18'16"W, 45.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 171,358 SQUARE FEET OR 3.93 ACRES, MORE OR LESS.

Tract 2:

BEING A PARCEL OF LAND LOCATED IN NASHVILLE, URBAN SERVICES DISTRICT, TWENTIETH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ALONG THE SOUTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, EAST OF SIXTY-FIRST AVENUE NORTH (FORMERLY DEPOT STREET AND TWENTIETH STREET), ALSO BEING THE 2.16 ACRE TRACT AS SHOWN ON THE MAP OF J. B. RANSOM'S WEST NASHVILLE LANDS OF RECORD IN PLAT BOOK 332, PAGE 74, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MOST NORTHERLY OFFSET OF THE SOUTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, SAID POINT BEING APPROXIMATELY 44.8 FEET MORE OR LESS FROM THE MOST SOUTHERLY OFFSET OF SAID RAILROAD RIGHT-OF-WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO CUMBERLAND MATERIALS, INC., OF RECORD IN BOOK 10280, PAGE 580, R.O.D.C.;

775.05 FEET TO AN EXISTING MONUMENT;

THENCE, S25°59'03"E, 47.96 FEET TO AN EXISTING MONUMENT IN THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD CONVEYED BY DEED OF RECORD IN BOOK 333, PAGE 218, R.O.D.C.; THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY AND A CURVE TO THE LEFT 186.27 FEET TO A POINT IN THE NORTHEAST CORNER OF PROPERTY CONVEYED TO ARMSTRONG HARDWOOD FLOORING COMPANY, OF RECORD IN INSTRUMENT NO. 200008300085723, R.O.D.C., SAID CURVE HAVING A CENTRAL ANGLE OF 13°36'17", A RADIUS OF 784.49 FEET, A TANGENT OF 93.58 FEET AND A CHORD OF N85°32'50"W, 185.84 FEET;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY WITH THE NORTHERLY BOUNDARY OF ARMSTRONG PROPERTY, N51°13'15"W, PASSING AN EXISTING IRON PIN AT 594.12 FEET FOR A TOTAL DISTANCE OF 665.26 FEET TO AN EXISTING MONUMENT IN THE EASTERLY BOUNDARY OF THE PROPERTY CONVEYED TO CUMBERLAND MATERIALS, INC. OF RECORD IN BOOK 10280, PAGE 580, R.O.D.C.;

THENCE, WITH SAID EASTERLY BOUNDARY OF CUMBERLAND MATERIALS, INC. AND ALONG SAID OFFSET OF RAILROAD RIGHT-OF-WAY N38°54'48"E, 125.24 FEET TO THE MOST NORTHERLY OFFSET OF SAID RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD AND THE POINT OF BEGINNING.

CONTAINING 93,352 SQUARE FEET OR 2.14 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WMCi NASHVILLE VII, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS TO AN 85% UNDIVIDED INTEREST, AND TO WMCi NASHVILLE VII-B, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS TO A 15% UNDIVIDED INTEREST, BY DEEDS FROM CRP/WP ALTA NATIONS OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20221004-0109122 AND INSTRUMENT NO. 20221004-0109584 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, HEATHER TOWNSEND, 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 March 7, 2023 (date of document).

Affiant Signature

March 7, 2023
Date

State of GEORGIA

County of FULTON

Sworn to and subscribed before me this 7 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: NOVEMBER 22, 2025

NOTARY'S SEAL

KAREN H CUMMINGS
Notary Public, Georgia
Clayton County
My Commission Expires
November 22, 2025