Karen Johnson Davidson County
Batch# 1085766 DEEDWARRSP
12/27/2023 12:22:30 PM 8 pgs
Fees: $43.00 Taxes: $8,096.66
20231227-0099407

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 VIII-D, LLC
c/o Weinstein Management Co., Inc.
3951 Stillman Parkway
Glen Allen, Virginia 23060
Attention: Ivan P. Jecklin
Lile T. Benaicha

STATE OF Virginia)

COUNTY OF Henrico)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration or value, whichever is greater, for this transfer is $2,188,287.00.

Affiant

WMCi Nashville VIII-D, LLC, a Virginia limited liability company

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

Subscribed and sworn to before me, this 21st day of December, 2023

_____
Notary Public
My Commission Expires: 4/30/2027

KELLY ANN SMITH NOTARY PUBLIC REG # 282905 MY COMMISSION EXPIRES 04/30/27 COMMONWEALTH OF VIRGINIA

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

Map-Parcel Numbers and Property Addresses:
082 14 0 005.00
082 14 0 086.00

210 and 211 Stockyard Street
Nashville, Tennessee

SPECIAL WARRANTY DEED

[Nashville, Tennessee]

THIS INDENTURE, is made as of the 22 day of December, 2023, by and between **WMCi NASHVILLE VIII-D, LLC**, a Virginia limited liability company, as to an 1.91%

undivided interest (hereinafter called "**Grantor**") and **WMCi NASHVILLE VIII-A, LLC**, a Virginia limited liability company ("Nashville VIII-A"), **WMCi NASHVILLE VIII-B, LLC**, a Virginia limited liability company ("Nashville VIII-B") and **WMCi NASHVILLE VIII-C, LLC**, a Virginia limited liability company ("Nashville VIII-C") (Nashville VIII-A, Nashville VIII-B, and Nashville VIII-C, sometimes hereinafter collectively 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 a 14.64% undivided interest, Nashville VIII-A currently owns a 34.94% undivided interest, Nashville VIII-B currently owns a 22.48% undivided interest, and Nashville VIII-C currently owns a 27.94% undivided interest, as tenants in common, in those tracts or parcels 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) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto (i) Nashville VIII-A, an eighty-six hundredths percent (0.86%) undivided interest as tenant in common in the Property, (ii) Nashville VIII-B, a fifty-five hundredths percent (0.55%) undivided interest as tenant in common in the Property, and (iii) Nashville VIII-C, a fifty hundredths percent (0.50%) undivided interest as tenant in common in the Property subject to all matters of record.

This is improved property located at 210 and 211 Stockyard Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said (i) 0.86% undivided interest in the Property, (ii) 0.55% undivided interest in the Property, and (iii) 0.50% undivided interest in the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to said (i) 0.86% undivided interest in the Property, (ii) 0.55% undivided interest in the Property, and (iii) 0.50% undivided interest in the Property unto Nashville VIII-A, Nashville VIII-B, and Nashville VIII-C, respectively against the claims of all persons claiming by, under, or through Grantor but not further or otherwise, subject to all matters of record.

And Grantor does hereby release, remise and quitclaim an undivided eighty-six hundredths percent (0.86%) tenancy-in-common interest unto Nashville VIII-A, an undivided a fifty-five hundredths percent (0.55%) tenancy-in-common interest unto Nashville VIII-B, and an undivided a fifty hundredths percent (0.50%) tenancy-in-common interest unto Nashville VIII-C, as tenants

in common, all of the right, title and interest of Grantor, if any, in and to the real property described on **Exhibit B** attached hereto (the "***Quitclaim Property***"), subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect such Quitclaim Property.

After giving effect to this Special Warranty Deed, Grantor shall hereafter own a 12.73% undivided interest in the Property and Quitclaim Property and (i) Nashville VIII-A shall hereafter own a 35.80% undivided interest in the Property and Quitclaim Property, (ii) Nashville VIII-B shall hereafter own a 23.03% undivided interest in the Property and Quitclaim Property, and (iii) Nashville VIII-C shall hereafter own a 28.44% undivided interest in the Property and Quitclaim Property, as tenants in common with each other.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

WMCi NASHVILLE VIII-D, 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 VIII-D, 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 21st day of December 2023.

_____
Notary Public

My Commission Expires: 4/30/2027

KELLY ANN SMITH
NOTARY PUBLIC
REG # 282905
MY COMMISSION EXPIRES
04/30/27
COMMONWEALTH OF VIRGINIA

[Signature page to Special Warranty Deed]

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL I:

BEING A TRACT OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, BEING LOT NO. 1 IN THE SUBDIVISION OF LOT NO. 23, BALCH & WHITESIDE'S ADDITION, AS RECORDED IN MINUTE BOOK "H", PAGE 324, COUNTY COURT OF DAVIDSON COUNTY, AND THE SOUTH 1.46 FEET OF THE NORTH 142 FEET OF LOT NO. 23 IN BALCH & WHITESIDE'S ADDITION, AS RECORDED IN MINUTE BOOK "D", PAGE 734, OF THE CIRCUIT COURT OF DAVIDSON COUNTY, LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, TENNESSEE AND ALSO A PART OF LOTS 22 AND 24 OF BALCH AND WHITESIDE'S ADDITION TO NASHVILLE, AS OF RECORD IN MINUTE BOOK "D", PAGE 734, CIRCUIT COURT OF DAVIDSON COUNTY, ALSO BEING PART OF LOTS 1, 2, AND 3 OF THE SUBDIVISION OF LOT 22 ON BALCH AND WHITESIDE'S ADDITION TO THE CITY OF NASHVILLE, AS OF RECORD IN MINUTE BOOK "H", PAGE 324, COUNTY COURT OF DAVIDSON COUNTY, LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION.

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF STOCKYARD STREET (49.5' PUBLIC RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY OF 3RD AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE N 27°03'51" W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 175.26' TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF METRO GOVERNMENT WW WATER AND SEWER AS DESCRIBED IN DEED BOOK 11173, PAGE 904;

THENCE ALONG THE SOUTHERLY LINE OF SAID LAND NOW OR FORMERLY OF METRO GOVERNMENT WW WATER AND SEWER THE FOLLOWING THREE (3) COURSES:

(1) THENCE N 36°24'27" E A DISTANCE OF 53.73' TO A FOUND 5/8" YELLOW CAPPED REBAR "LITTLE JOHN ENG.";
(2) THENCE N 63°10'09" E A DISTANCE OF 19.86' TO A FOUND 5/8" REBAR;
(3) THENCE N 36°54'32" E, PASSING A FOUND 5/8" REBAR AT A DISTANCE OF 243.95' AND CONTINUING FOR A TOTAL DISTANCE OF 248.90' TO THE WESTERLY RIGHT-OF-WAY OF 2ND AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE S 27°06'46" E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 306.58' TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY AND THE NORTHERLY RIGHT-0F-WAY OF STOCKYARD STREET;

THENCE S 62°34'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 291.86' TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 69,497 SQUARE FEET OR 1.595 ACRES, MORE OR LESS.

PARCEL II:

BEING A TRACT OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, BEING A PORTION OF LOTS 18, 19 AND 20, AND ALL OF LOT 21 ON THE PLAN OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE, AS RECORDED IN MINUTE BOOK "D", PAGE 734, CIRCUIT COURT OF DAVIDSON COUNTY, LYING IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, TENNESSEE, BEING HUGHIE MORRIS AS RECORDED IN BOOK 10576, PAGE 895, REGISTER'S OFFICE OF DAVIDSON COUNTY. BOUNDED ON THE

SOUTH BY THE TENNESSEE EDUCATION ASSOCIATION AS RECORDED IN DEED BOOK 8167, PAGE 494, REGISTER'S OFFICE OF DAVIDSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STOCKYARD STREET (49.5' PUBLIC RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY OF 3RD AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
(1) THENCE N 62°34'44" E A DISTANCE OF 120.53';
(2) THENCE N 62°34'44" E A DISTANCE OF 171.47' TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF 2ND AVENUE NORTH (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE S 27°11'29" E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 266.54' TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF TENNESSEE EDUCATION ASSOCIATION AS DESCRIBED IN DEED BOOK 8167, PAGE 494;

THENCE ALONG THE NORTHERLY LINE OF SAID LANDS NOW OR FORMERLY OF TENNESSEE EDUCATION ASSOCIATION THE FOLLOWING THREE (3) COURSES:
(1) THENCE S 62°52'07" W A DISTANCE OF 169.67';
(2) THENCE S 27°36'27" E A DISTANCE OF 1.58';
(3) THENCE S 62°47'12" W A DISTANCE OF 121.71' TO THE EASTERLY RIGHT-OF-WAY OF SAID 3RD AVENUE NORTH;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
THENCE N 27°19'33" W A DISTANCE OF 199.08';
THENCE N 27°19'33" W A DISTANCE OF 67.74' AND TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 77,734 SQUARE FEET OR 1.785 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WMCi NASHVILLE VIII-A, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS TO A 34.94% UNDIVIDED INTEREST, WMCi NASHVILLE VIII-B, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS TO A 22.48% UNDIVIDED INTEREST, WMCi NASHVILLE VIII-C, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS TO A 27.94% UNDIVIDED INTEREST, AND TO WMCi NASHVILLE VII-D, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS TO A 14.64% UNDIVIDED INTEREST, BY DEED FROM BCORE MF 901 SECOND LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20231201-0092920 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

QUITCLAIM PROPERTY

Being those parcels of land situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows:

Parcel I:

Beginning at the intersection formed between the northerly right-of-way line of Stockyard Street, a forty-nine and one half foot (49.5') public right-of-way and the easterly right-of-way line of 3rd Avenue North, a variable width public right-of-way;

Thence, running along the following six (6) bearings and distances;

1. N 27°03'51" W, 175.26 feet to a point;
2. N 36°24'27" E, 53.73 feet to a found 5/8" iron pin;
3. N 63°10'09" E, 19.86 feet to a found 5/8" iron pin;
4. N 36°54'32" E, 248.90 feet to a point;
5. S 27°06'46" E, 306.58 feet to a point;
6. S 62°34'44" W, 291.86 feet to the Point of Beginning and containing 1.595 acres (69,495 square feet) of land, more or less.

Parcel II:

Commencing at the intersection formed between the northerly right-of-way line of Stockyard Street, a forty-nine and one half foot (49.5') public right-of-way and the easterly right-of-way line of 3rd Avenue North, a variable width public right-of-way;

Thence, running S 27°03'51" E, 49.50 feet to the Point of Beginning;

Thence, running along the following six (6) bearings and distances;

1. N 62°34'44"E, 292.00 feet to a point;
2. S 27°11'29" E, 266.54 feet to a point;
3. S 62°52'07" W, 169.67 feet to a point;
4. S 27°36'27" E, 1.58 feet to a point;
5. S 62°47'12" W, 121.71 feet to a point;
6. N 27°19'33" W, 266.82 feet to the Point of Beginning and containing 1.785 acres (77,733 square feet) of land, more or less.

Certificate of Authenticity

I, Lisa Farris, 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 12/22/2023.

Date

Affiant Signature

12/26/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of December, 2023.

Notary's Signature

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY