Karen Johnson Davidson County
Batch# 1303944 DEEDWARRSP
07/31/2025 08:23:30 AM 7 pgs
Fees: $38.00 Taxes: $44,548.00
20250731-0060414

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
HP-246001 Whites Creek, LLC 631 W. Morse Boulevard, Suite 200 Winter Park, Florida 32789	049-00-0-129.00	Same Address as New Owner

This instrument prepared by: J. Thomas Trent, Jr., Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WGLP, LP**, a Tennessee limited partnership (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **HP-246001 WHITES CREEK, LLC**, a Delaware limited liability company (the "**Grantee**"), Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference (the "**Property**"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "**Permitted Encumbrances**").

This is unimproved property commonly known as 633 W. Green Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or true value of this transfer, whichever is greater, for this transfer is $12,040,000.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 2025.

Bethany Schultzman

Notary Public

My Commission Expires: 9/15/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4903-1497-2760.6
4811880-4 13654.017000

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 29 day of July, 2025, as effective this 30th day of July, 2025.

GRANTOR:

WGLP, LP, a Tennessee limited partnership

By: WGGP, LLC, a Tennessee limited liability Company, its General Partner

By: FifthGen Investments, LLC, its Manager

By: _____
Name: Henry Menge
Title: Manager

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Henry Menge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of FifthGen Investments, LLC, the Manager of WGGP, LLC, a Tennessee limited liability company, the General Partner of the within named bargainor, a Tennessee limited partnership, and that he, as such Manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the named bargainor by himself (or herself) as such Manager of FifthGen Investments, LLC, the Manager of WGGP, LLC, a Tennessee limited liability company, the General Partner of the limited partnership.

WITNESS my hand, at office, this 29 day of July, 2025.

Rachel Binion
Notary Public

My Commission Expires:
July 6, 2026

RACHEL BINION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2026

Schedule 1 to Special Warranty Deed

Legal Description of Property

The Property is situated in the County of Davidson, State of Tennessee, and is described as follows:

Tract 1:

Being a tract of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of West Green Lane and Whites Creek Pike (U.S. Highway 431, State Route 65), backs up to Whites Creek on the rear and being more particularly described as follows:

BEGINNING at an iron pin at fence intersection (corner post) on the westerly margin of Whites Creek Pike, as widened (50 feet from centerline), said iron pin being in the southerly boundary of a corner lot deeded to Leroy Johnson of record in Book 6101, Page 81, R.O.D.C., further described as being 315 +/- feet south of the centerline of West Green Lane;

THENCE, with said margin of Whites Creek Pike and a fence, S 34° 28' 59" E, 393.91 feet to an iron pin at fence corner, northeast corner of the property deeded to Louis J. Baltz, of record in Book 5354, Page 21, R.O.D.C;

THENCE, with Baltz's northerly boundary and along a fence line S 54° 15' 52" W, 1573.06 feet to an iron pin at corner post, Baltz's corner;

THENCE, with Baltz's westerly boundary and along a fence line S 35° 28' 34" E, 451.34 feet to a corner stone at 36-inch hackberry tree;

THENCE, continuing with Baltz's northerly boundary and along a fence line S 61° 22' 16" W, 977.79 feet to the center of Whites Creek, Baltz's northwest corner;

THENCE, upstream with said center of Creek the following seven calls:

N 44° 31' 11" W, 462.00 feet;
N 20° 46' 11" W, 561.00 feet;
N 31° 46' 11" W, 297.00 feet;
N 20° 31' 11" W, 297.00 feet;
N 11° 58' 49" E, 264.00 feet;
N 26° 58' 49" E, 396.00 feet;
N 06° 06' 43" E, 461.51 feet;

THENCE, leaving said creek in line with a wall and fence line S 87° 12' 08" E, 366.32 feet to a corner post, the terminus of West Green Lane;

THENCE, with said terminus S 01° 04' 26' E, 14.94 feet to a corner post;

THENCE, with the southerly margin of West Green Lane and with a fence line S 87° 17' 50" E, 1,103.00 feet to an iron pin;

THENCE, continuing with said margin with a curve to the right, 125.89 feet to a fence corner, northwest corner to Leroy Johnson, said curve having a radius of 1,412.40 feet, a central angle of 05° 06' 25", a tangent of 62.99 feet and a chord of S 84° 44' 37" E, 125.85 feet;

THENCE, with Johnson's westerly boundary and along a fence S 04° 27' 52" E, 351.35 feet to a post and old tree, Johnson's southwest corner;

THENCE, with Johnson's southerly boundary and along a fence and tree row N 82° 18' 33° E, 534.13 feet to the point of beginning.

LESS AND EXCEPT that portion of the property conveyed to the STATE OF TENNESSEE by Consent Judgment and Final Decree, of record in Book 8350, Page 305, said Register's Office, described as follows:

Beginning at a point in the proposed north margin of SR 155 said point being 163.79 feet left of SR 155 proposed centerline station 439+55.66; thence with said proposed north margin (1) north 76 degrees 45 minutes 04.30 seconds east 302.49 feet (2) north 87 degrees 39 minutes 03.90 seconds east 533.26 feet (3) north 77 degrees 34 minutes 56.50 seconds east 226.52 feet to a point; thence with the west boundary of the Louis J. and William J. Baltz property (1) south 31 degrees 48 minutes 01 seconds east 269.27 feet (2) south 30 degrees 25 minutes 40 seconds east 80.52 feet to a point; thence with the proposed south margin of SR 155 south 65 degrees 37 minutes 08 seconds west 977.79 feet to a point; thence with the proposed west margin of SR 155 (also being the west boundary of the above described property) (1) north 40 degrees 16 minutes 19 seconds west 462.00 feet (2) north 16 degrees 31 minutes 19 seconds west 217.70 feet to the point of beginning and containing 11.92 acres and being part of the same property conveyed by John Oliver and wife, Florence E. Jones to West Green Land Partners, a Tennessee Limited Partnership as of record in book 7413, page 245, Register's Office Davidson County, Tennessee.

TOGETHER WITH:

Tract 2:

Being a parcel of land in the Second Civil District of Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Whites Creek Pike and West Green Lane, being more particularly described according to a survey of Barge, Waggoner, Sumner and Cannon, dated May 30, 1989, as follows:

BEGINNING at the point of intersection of the westerly margin of Whites Creek Pike and the southerly margin of West Green Lane; thence, with said westerly margin S 33° 11' 8" E, 316.27 feet to a point; thence, leaving said margin with the northerly line of property conveyed to West Green Land Partners, by deed of record in Book 7413, Page 245, R. 0. D.C., N 82° 18'33" W, 556.54 feet to a point; thence, continuing with said line N 04° 27'52" W, 351.35 feet to a point in the southerly margin of West Green Lane; thence, with said margin, the following calls:

With a curve to the right 11.74 feet to a point, said curve having a central angle of 00° 28' 35'; a radius of 1,412.40 feet, a tangent of 5.87 feet, and a chord of S 81° 57'13" E, 11.74 feet; S 81° 42'50" E, 27.01 feet to a point; with a curve to the left 112.43 feet to a point, said curve having a central angle of 08° 45'00", a radius of 736.20 feet, a tangent of 56.32 feet and a chord of S 86° 05'20" E, 112.32 feet; N 89°32'10" E, 255.35 feet to the point of beginning.

Being the same property conveyed to WGLP, LP, a Tennessee limited partnership by deeds of record as Instrument No. 20241015-0079653 and Instrument No. 20241015-0079661, Register's Office for Davidson County, Tennessee.

Schedule 2 to Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.
2. Sanitary Sewer Easement of record in Book 7086, Page 406, in the Register's Office for Davidson County, Tennessee.
3. Permanent Drainage Easement of record in Book 8350, Page 305, in the Register's Office for Davidson County, Tennessee.
4. Agreement for the Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7688, Page 176, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7814, Page 567, in the Register's Office for Davidson County, Tennessee.
6. 50' permanent easement as set forth in Easement Agreement to Piedmont Natural Gas Company, Inc., of record in Instrument Number 20200630-0070905, in the Register's Office for Davidson County, Tennessee.
7. Anchor Easement of record in Book 5596, Page 800, in the Register's Office for Davidson County, Tennessee.
8. Any rights, easement, interest, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey Job No. 3669808 prepared by James M. Overfelt, TN RLS No. 1634 of Barge Design Solutions dated 12-9-2024, certified 2-26-2025 and last revised 7-29-2025 (the "Survey"):
   a. Utility and drainage lines, with meters, valves, poles and other appurtenances without the benefit of recorded easements;
   b. Possible Underground Fiber Optic Telephone Line crosses onto property in southernly line;
   c. Powerline guy wire in northeasterly corner;
   d. Rights of others related to deed overlap areas noted and shown on the Survey as Area 1 Deed overlap 7,610 sq. ft or .175 ac +/-, Area 2 Deed overlap 424 sq. ft. or 0.010 ac +/-, Apparent Gap in Deeds - Area 3 Gap 45,198 sq. ft. or 0.119 ac +/-, Possible Gap in Deeds - Area 5 Deed Gap 4,017 sq. ft. or 0.092 ac +/-; and Possible Overlap in Deeds - Area 6 Deed overlap 1,674 sq. ft. or -.- 38 ac +/-.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 07/30/2025 (date of document).

J Spruill

Affiant Signature

07/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2025.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

