Karen Johnson Davidson County
Batch# 1303944 DEEDQC
07/31/2025 08:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250731-0060415

Address New Owner:	Map-Parcel Numbers:	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 as Address New Owner
This instrument prepared by: J. Thomas Trent, Jr., Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WGLP, LP**, a Tennessee limited partnership (the "Grantor"), by these presents hereby sells, assigns, and quitclaims **HP-246001 WHITES CREEK, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGES]

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration ~~or value, whichever is greater,~~ for this transfer is $0.00.

Affiant

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

Notary Public
My Commission Expires: 9/5/2028

4918-5795-3368.4
4811881-3 13654.017000

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim 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 Tennessee 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

Exhibit A

Description of Property

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

Being a parcel of land located in the 1st Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, generally 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 a new iron rod located at the point of intersection of the westerly right of way margin of Whites Creek Pike and the southerly right of way margin of West Green Lane, being the northeast corner of the herein described property;

THENCE, with said westerly right of way margin of Whites Creek Pike the following calls:
S 29° 01' 42" E, 316.20 feet to a new iron rod,
S 86° 27' 18" W, 22.41 feet to an old concrete right of way monument,
With an old wire fence S 30° 15' 09" E, 393.91 feet to a new iron rod at fence corner, northeast corner of the property deeded to Whites Creek Land Partners, LLC of record in Instrument No. 20231114-0088860, Register's Office for Davidson County, Tennessee;

THENCE, with Whites Creek Land Partners, LLC northerly boundary and generally along a fence line S 58° 29' 42" W, 1,573.06 feet to an old iron pin at corner post, Whites Creek Land Partners, LLC corner;

THENCE, with Whites Creek Land Partners, LLC westerly boundary and along a fence line S 31° 14' 44" E, 101.76 feet to a new iron rod on the northerly right of way line of Briley Parkway of record in Book 8350, page 305, Register's Office for Davidson County, Tennessee;

THENCE, leaving Whites Creek Land Partners, LLC westerly boundary with said northerly right of way line of Briley Parkway along a fence line the following calls:
S 77° 43' 00" W, 226.52 feet to a new iron rod,
S 87° 47' 08" W, 533.26 feet to a new iron rod,
Leaving said fence S 76° 53' 08" W, passing a new iron rod witness corner at 223.93 feet, in all for a total distance of 323.93 feet to the center of Whites Creek;

THENCE, upstream with said center of creek the following calls:
N 16° 32' 21" W. 343.95 feet,
N 27° 32' 21" W, 297.00 feet,
N 16° 17' 21" W, 297.00 feet,
N 16° 12' 39" E, 264.00 feet,
N 31° 12' 39" E, 396.00 feet,
N 10° 20' 33" E, 461.51 feet being a common corner with James A. Bennett Revocable Living Trust of record in Instrument No. 20221230-0133963, Register's Office for Davidson County, Tennessee.

THENCE, leaving said creek with James A. Bennett Revocable Living Trust in line with a wall and fence line S 83° 03' 23" E, passing a new iron rod witness corner at 40.00 feet, in all for a total distance of 365.92 feet to a new iron rod near a corner post, the terminus of West Green Lane;

THENCE, with said terminus S 03° 04' 19" W, 14.94 feet to a new iron rod on the southerly right of way margin of West Green Lane;

THENCE, with the southerly right of way margin of West Green Lane and with a fence line the following calls:

S 82° 59' 05" E, 1,103.00 feet to a new iron rod,
With a curve to the right 137.63 feet to a new iron rod, said curve having a central angle of 05° 35' 00", a radius of 1,412.40 feet, a tangent of 68.87 feet, and a chord of S 80° 21' 35" E, 137.58 feet,
S 77° 34' 00" E, 27.01 feet to a new iron rod,
With a curve to the left 112.54 feet to a new iron rod, said curve having a central angle of 08° 45' 31", a radius of 736.20 feet, a tangent of 56.38 feet, and a chord of S 81° 56' 45" E, 112.43 feet,
S 86°19' 00" E, 255.35 feet to the **POINT OF BEGINNING**.

Containing 3,407,482 square feet or 78.22 acres, more or less.

The foregoing legal description was prepared from the ALTA/NSPS Land Title Survey dated December 9, 2024, certified February 26, 2025, last revised July 29, 2025, as Job No. 3668908, by James M. Overfelt, Tennessee Registered Land Surveyor Registration No. 1634, on behalf of Barge Design Solutions, 615 Third Avenue South, Suite 700, Nashville, Tennessee.

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.

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).

Affiant Signature

07/30/2025
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON