Karen Johnson Davidson County
Batch# 1326851 DEEDWARRSP
09/25/2025 01:21:30 PM 7 pgs
Fees: $38.00 Taxes: $42,180.00
20250925-0076627

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $11,400,000.00. Stacey Palmer Affiant Subscribed and sworn to before me, this 25 day of September, 2025. Notary Public My commission expires: 1/22/2027 NOTARY PUBLIC STATE OF TENNESSEE ANGELIA DAVIS COUNTY OF DAVIDSON

Address New Owner As Follows:

WVC d/b/a Viticus Group
Attn: Stephanie Gerling, CFO
2425 E. Oquendo Road
Las Vegas, NV 89120

Send Tax Bills To:

Same

Map-Parcel Number:

10800003600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **2875 HOLDINGS, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and

convey unto **WVC**, a Nevada non-profit corporation doing business as **VITICUS GROUP** (the "Grantee"), its successors, and its assigns, effective as of the 25th day of September, 2025 (the "Effective Date"), that certain real property lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This is improved real property known as 2875 Elm Hill Pike, Nashville, Tennessee 37214.

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

2875 HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Blair J. Wilson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BLAIR J. WILSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of September, 2025.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

4920-0679-3321, v. 1

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District, Fourteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being known and designated as Lot No. 6 as set forth and shown on that certain subdivision plat entitled "Final Plat" of Metro Airport Center, Section 5, Phase 7, recorded November 16, 1998, in Book 9700, Page 780, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin (old) on the northerly margin of Royal Parkway, a 60-foot public right-of-way; said pin being the most southerly corner of Metro Airport Center, Section 5, Phase I as recorded in Book 9700, Page 64, Register's Office for Davidson County, Tennessee; the same being conveyed to Elm Hill Properties, L.L.C., of record in Book 9930, Page 567, Register's Office for Davidson County, Tennessee; thence,

1. Leaving said right-of-way line, with the east line of said Metro Airport Center, Section 5, Phase I property, North 35° 01' 16' East, a distance of 479.43 feet to an iron pin (old) on the southerly right-of-way margin of Elm Hill Pike, an 80-foot public right-of-way; thence,

2. With the southerly margin of said Elm Hill Pike, South 55° 00' 02" East, a distance of 465.19 feet to an iron pin (old) at the most northerly corner of the Buchanan Cemetery, no reference found by this surveyor; thence,

3. Leaving said right-of-way line, with the west line of said Buchanan Cemetery, South 20° 23' 01" West, a distance of 514.77 feet to an iron pin (old); in the northerly property line of Metro Airport Center, Section 5, Phase 4 of record in Book 9700, Page 375, Register's Office for Davidson County, Tennessee; thence,

4. With said northerly line, in part, North 82° 21' 49" West, a distance of 68.25 feet to an iron pin (old) on the northeasterly right-of-way line of said Royal Parkway, a cul-de-sac; thence,

5. Northwestwardly, with said right-of-way line having a 60.00-foot radius curve to the left, having a central angle of 104° 52' 15", for an arc distance of 109.82 feet to an iron pin (new); said curve has a chord bearing and distance of North 64° 38' 04" West, 95.12 feet; thence,

6. Continuing northwestwardly with a 25.00-foot radius curve to the right, having a central angle of 72° 52' 58", for an arc distance of 31.80 feet to an iron pin (new); said curve has a chord bearing and distance of North 80° 37' 21" West, 29.70 feet; thence,

7. North 44° 13' 29" West, a distance of 421.53 feet to the Point of Beginning and containing 277,322 square feet or 6.366 acres, more or less.

Being the same property conveyed to 2875 Holdings, LLC, a Tennessee limited liability company, by deed from MAC Owner, LLC, a Tennessee limited liability company, of record as Instrument

No. 20160824-0088782, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Matters shown on the plat of record in Book 9700, Page 780, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 4339, Page 881, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center of record in Book 6477, Page 870, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions of record in Book 6973, Page 359, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 9/22/2025 (date of document).

Erica Allyn
Affiant Signature

9/22/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of September, 2025.

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON