Karen Johnson Davidson County
Batch# 1360254 DEEDWARRSP
12/19/2025 01:39:30 PM 6 pgs
Fees: $33.00 Taxes: $188,592.17
20251219-0101058

SPECIAL WARRANTY DEED

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CMC)
1600 West End Ave., Suite 1750
Nashville, TN 37203

Return To:
WMT Investments, LLC
5900 Poplar Ave., Suite 100
Memphis, TN 38119

THIS INDENTURE, made and entered into this 10th day of December, 2025, by and between WEST END PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), and WMT INVESTMENTS, LLC, a Tennessee limited liability company ("Grantee");

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Grantee the following described improved real property, situated and being in the County of Davidson, State of Tennessee, to-wit:

See Exhibit A attached hereto and incorporated herein by reference. Being the same property conveyed:

(A) to West End Properties, L.P., a Tennessee Limited Partnership by Quit Claim Deed from Woodmont Centre, Inc., a Delaware corporation, of record in Book 9128, Page 197, in the Register's Office of Davidson County, Tennessee. The said West End Properties, L.P., a Tennessee Limited Partnership now known as West End Properties, LLC, a Tennessee Limited Liability Company by virtue of Articles of Conversion of record in Book 9842, page 922, said Register's Office; and

(B) to Woodmont Centre Phase II, a Tennessee joint venture between Woodmont Centre, Inc., a Delaware corporation and Miller and Associates, Inc., a Tennessee corporation, by Warranty Deed from Marianne Dale Zabaski d/b/a Marianne Dale Interiors of record in Book 7760, Page 267, in the Register's Office of Davidson County, Tennessee. West End Properties, LLC, being successor entity to Woodmont Centre Phase II, a Tennessee joint venture between Woodmont Centre, Inc. and Miller and Associates, Inc., a Tennessee corporation, of record in Certificate of Limited Partnership in Book 9085, Page 252 and by Articles of Conversion of record in Book 9842, Page 922, all in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns, in fee simple forever.

Said property is conveyed expressly subject to those matters described on Exhibit B attached hereto.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming, by, through or under the Grantor, but not further or otherwise.

WITNESS the signature of the Grantor the day and year first above written.

WEST END PROPERTIES, LLC,
a Tennessee limited liability company,

By: Jana Y. Wood
Name: Jana Y. Wood
Title: Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, Danielle Alcoin, Notary Public of the state and county aforesaid, personally appeared Jana Y. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized agent of maker, West End Properties, LLC, a Tennessee limited liability company, and is authorized by said agent, the agent being authorized by the maker, to execute this instrument on behalf of maker.

WITNESS MY HAND AND SEAL, at office, this 15th day of December, 2025.

Notary Public

My Commission Expires:

11-8-27

DANIELLE ALCOIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

#00016

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$50,970,857.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 16th day of December 2025.

Notary Public

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

My Commission Expires: _____

Tax Parcel Numbers: 116-03-0-102.00
116-03-0-094.00

Tax Notices to:

WMT Investments, LLC
5900 Poplar Avenue
Memphis, Tennessee 38119

Name and Address of Property Owner:

WMT Investments, LLC
5900 Poplar Avenue
Memphis, Tennessee 38119

EXHIBIT A to Special Warranty Deed
Legal Description

PARCEL I:

Lot No. 1 of Woodmont Centre as per plat of Woodmont Centre of record in Book 6900, Page 802 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to West End Properties, L.P., a Tennessee Limited Partnership by Quit Claim Deed from Woodmont Centre, Inc., a Delaware corporation, of record in Book 9128, Page 197, in the Register's Office of Davidson County, Tennessee. The said West End Properties, L.P., a Tennessee Limited Partnership now known as West End Properties, LLC, a Tennessee Limited Liability Company by virtue of Articles of Conversion of record in Book 9842, page 922, said Register's Office.

PARCEL II:

Land in Davidson County, Tennessee, being the Northwesterly 5 feet of Lot No. 79, and the southeasterly 45 feet of Lot No. 80, on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as shown on the plat of record in Plat Book 421, Page 100 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said parts of Lots Nos. 79 and 80, front together 50 feet on the southwesterly side of Kenner Avenue and extend back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Woodmont Centre Phase II, a Tennessee joint venture between Woodmont Centre, Inc., a Delaware corporation and Miller and Associates, Inc., a Tennessee corporation, by Warranty Deed from Marianne Dale Zabaski d/b/a Marianne Dale Interiors of record in Book 7760, Page 267, in the Register's Office of Davidson County, Tennessee. West End Properties, LLC, being successor entity to Woodmont Centre Phase II, a Tennessee joint venture between Woodmont Centre, Inc. and Miller and Associates, Inc., a Tennessee corporation, of record in Certificate of Limited Partnership in Book 9085, Page 252 and by Articles of Conversion of record in Book 9842, Page 922, all in the Register's Office of Davidson County, Tennessee.

EXHIBIT B to Special Warranty Deed
Permitted Encumbrances

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. Matters disclosed by the Survey prepared by J. Alan Cummings of Crawford & Cummings, P.C., Tennessee RLS No. 2351, dated October 1, 2025, last updated December 12, 2025, Job No. 25-105.

3. All matters shown on plat(s) of record in Book 421, Page 100; and Book 6900, Page 802, in the Register's Office of Davidson County, Tennessee.

4. As to Parcel I:

    a. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Frances Brown Miller, widow of Paul W. Miller, deceased, and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, of record in Book 3934, Page 219, in the Register's Office of Davidson County, Tennessee.

    b. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Dr. Leslie W. Doss, Jr., and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3946, Page 959, in the Register's Office of Davidson County, Tennessee.

    c. Terms and provisions of Utility Easement Agreement, by and between Woodmont Centre Association, a Tennessee non-profit corporation and South Central Bell, of record in Book 7932, Page 665, in the Register's Office of Davidson County, Tennessee.

    d. Easement contained in Deed of record in Book 9835, Page 208, in the Register's Office of Davidson County, Tennessee.

    e. Easement from West End Properties, LLC to BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Tennessee, of record in Instrument No. 201101310008388, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 12/16/2025 (date of document).

Bainbridge Dillion

Affiant Signature

12/16/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL



202512190101058