THIS DOCUMENT PREPARED BY
AND UPON RECORDATION RETURN TO:

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309
Attention: Colony C. Canady

Karen Johnson Davidson County
Batch# 1361006 DEEDWARRSP
12/23/2025 08:32:30 AM 7 pgs
Fees: $38.00 Taxes: $42,550.00
20251223-0101745

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Beacon Apartments Owner, LLC c/o Wood Partners 15 Music Square West Nashville, TN 37203	Same address	10512006100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of December 12th 2025, by **GENERAL PROPERTY GROUP, LLC**, a Tennessee limited liability company (hereinafter called "Grantor"), in favor of **BEACON APARTMENTS OWNER, LLC**, a Delaware limited liability company (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon (the "Property").

TO HAVE AND TO HOLD the said bargained the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

This Deed and the warranty of title contained herein are made expressly subject to those certain matters set forth on Exhibit B attached hereto and made a part hereof, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SEE SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has duly executed this Deed as an instrument under seal as of the date set forth above.

GRANTOR:

GENERAL PROPERTY GROUP, LLC,
a Tennessee limited liability company

By: _____
Name: Mohammad Rahimi
Title: Managing Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, Mike Boyd, a notary public of the aforementioned state and county, personally appeared Mohammad Rahimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the within instrument.

WITNESS my hand and seal in the County and State set forth above, this the 3rd day of **December**, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE)

COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500,000.00.

BEACON APARTMENTS OWNER, LLC,
a Delaware limited liability company

By: WS Beacon, LLC, a Delaware limited liability company,
its managing member

By: WP Tennessee, LLC, a Delaware limited liability company,
its manager

By: _____
Andrew Steffens, Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF DECEMBER, 2025.

_____
Notary Public
My commission expires: 9/5/28

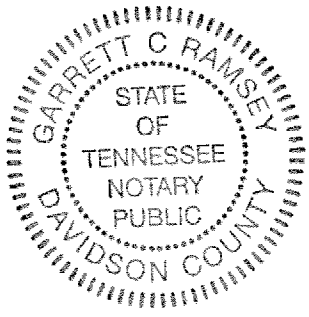


EXHIBIT A

Property

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Being Lot No. 7 as shown on the RESUBDIVISION OF SECTION THREE, FAIR VIEW PARK, of record in Book 5060, Page 102; as affected by Instrument to Amend Final Subdivision Plat in Instrument No. 202504240031623, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description.

Being the same property conveyed to General Property Group, LLC, a Tennessee limited liability company, by deed from Mohammad Rahimi and spouse, Zary Rahimi, of record in Instrument No. 202509230075979, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. The following matters shown on that certain ALTA/NSPS Land Title Survey dated February 9, 2025, last revised December 10, 2025, prepared by CESO, Inc., bearing the seal of Jeffrey K. Kimbro, TN, RLS No. 1756, as Job Number 765938:

a. Overhead power lines crossing subject property outside of any easement areas
b. Fence of unknown ownership along subject property lines;
c. Riprap crossing northerly corner of subject property;
d. Water vault located on subject property outside of any easement area.

Tennessee Certification of Electronic Document

I, Richard E. Winkler, 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 December 12, 2025 (date of document).

Affiant Signature

December 12, 2025
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 12 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 02/09/2027

NOTARY'S SEAL

