Karen Johnson Davidson County
Batch# 1400514 DEEDQC
04/02/2026 12:23:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20260402-0026507

QUITCLAIM DEED
(Consolidation of Tracts)

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
WHT Madison, LLC 8900 Melrose Ave, Ste. 201 West Hollywood, CA 90069 333 Self Storage, LLC and Choctaw I, LLC 3940 Laurel Canyon Boulevard Studio City, CA 91604	Same as owner	034 02 0 031.00; and 034 02 0 082.00

WHEREAS, **WHT MADISON, LLC,** a Tennessee limited liability company, as to an undivided 70.0% interest, **333 SELF STORAGE, LLC**, an Oklahoma limited liability company, as to an undivided 17.0% interest, and **333 CHOCTAW I, LLC**, an Oklahoma limited liability company, as to an undivided 13.0% interest, as tenants in common (collectively, the "**Grantor**"), owns two tracts of land in Davidson County, Tennessee, as more particularly described on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the two tracts described on Exhibit A, attached hereto are contiguous and Grantor desires to combine both tracts into a single tract and set forth a new description for the combined tracts;

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE FOREGOING, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, by these presents does hereby quitclaim, transfer and convey to **WHT MADISON, LLC,** a Tennessee limited liability company, as to an undivided 70.0% interest, **333 SELF STORAGE, LLC**, an Oklahoma limited liability company, as to an undivided 17.0% interest, and **333 CHOCTAW I, LLC**, an Oklahoma limited liability company, as to an undivided 13.0% interest, as tenants-in-common (collectively, the "**Grantee**"), its successors and assigns, all of its right, title, and interest in that certain property (the "**Property**") in Davidson County, Tennessee, described on Exhibit A attached hereto, which are hereby combined and, as combined, are more particularly described on Exhibit B attached hereto and incorporated herein.

This is improved property located at 1831 GALLATIN PIKE MADISON, TN 37115, and 1823 GALLATIN PIKE MADISON, TN 37115.

The pupose of this Deed is to combine and consolidate the two contiguous parcels of land described on Exhibit A into a single parcel.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 1st day of April, 2026.

GRANTOR:

WHT MADISON, LLC,
a Tennessee limited liability company

By: _____

Name: Darren Weinstock

Title: Authorized Signatory

STATE OF _____)
)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, 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 _____ of **WHT MADISON, LLC**, a Tennessee limited liability company, , the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his capacity therefore.

Witness my hand and seal at office, this _____ day of _____, 2026.

See attached

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On March 26 2026 before me, Tamara Hampton, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Darren Weinstock
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

TAMARA HAMPTON
Notary Public - California
Los Angeles County
Commission # 2516013
My Comm. Expires Mar 30, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

333 SELF STORAGE, LLC,
an Oklahoma limited liability company

By: _____

Name: Andrew Geller

Title: Authorized Signatory

STATE OF _____)
)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, 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 _____ of **333 SELF STORAGE, LLC**, an Oklahoma limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his capacity therefore.

Witness my hand and seal at office, this _____ day of _____, 2026.

See attached

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 3/27/26 before me, Michelle Lee, Notary Public
(insert name and title of the officer)

personally appeared Andrew Geller,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ANM1 MICHELLE LEE
COMM# 2523254
Notary Public - California
Los Angeles County
My comm. Expires JUNE 20, 2029 ANM1

333 CHOCTAW I, LLC,
an Oklahoma limited liability company

By: _____

Name: Andrew Geller

Title: Authorized Signatory

STATE OF _____)
)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, 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 _____ of **333 CHOCTAW I, LLC**, an Oklahoma limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his capacity therefore.

Witness my hand and seal at office, this _____ day of _____, 2026.

See attached

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 3/27/26 before me, Michelle Lee, Notary Public
(insert name and title of the officer)

personally appeared Andrew Geller,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHELLE LEE
COMM# 2523254
Notary Public - California
Los Angeles County
My comm Expires JUNE 20, 2029

Signature _____ (Seal)

EXHIBIT A
DESCRIPTION OF THE TRACTS TO BE COMBINED

Tract 1: (Map & Parcel No. 034 02 0 031.00)

A certain tract of land lying in Davidson County, Tennessee, being located in the community of Madison, and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Tennessee State Plane Coordinates, Zone 4100. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold RLS 2526".

Beginning at a 1" iron pipe found in the South right of way of US HWY 31E (Gallatin Pike) (R/W varies per TDOT Project Number F-006-3), approximately 306' as measured along the centerline of Gallatin Pike to the centerline of Cude Lane. Said point being a common corner to Flower Express, Inc. (QC- 20120330-0027092) and being the Northeast most corner of the parent tract.

Thence, leaving the right of way of US HWY 31E and with the line of Flower Express Inc. the following two calls, S 41°41'23" E a distance of 245.19' to a ½" iron pin found.

Thence, N 39°04'33" E a distance of 106.49' to a 5/8" iron pin found. Said pin being a common corner to Robert Taylor, Jr (QC-20151123 0118507).

Thence, leaving the line of Flower Express, Inc. and with the lines of Robert Taylor Jr. and then Cartwright Construction, LLC (QC- 20200305 0025210), S 41°22'45" E a distance of 144.54' to point, said point being witnessed by a magnail with a shiner stamped "Begley RLS 3212" found S 47°45'58" W ~ 9.92' from corner.

Thence, leaving the line of Cartwright Construction and bisecting the lines of the parent tract, the following two calls, S 47°45'58" W a distance of 152.03' to a magnail with shiner stamped "Ragan-Smith Associates" found.

Thence, N 41°43'40" W a distance of 365.39' to a 5/8" iron pin found in the South right of way of US HWY 31E.

Thence, with the right of way of Gallatin Pike, with a curve to the right, with a radius of 1849.04', with an arc length of 48.72', with a chord bearing of N 38°02'05" E, and with a chord length of 48.72', to the point of Beginning, containing 31,965 +/- square feet (0.73 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold RLS 2526, on December 18, 2024.

Being a portion of the same property conveyed to WHT Madison, LLC, a Tennessee limited liability company, as to an undivided 70% interest, 333 Self Storage, LLC, an Oklahoma limited liability company, as to an undivided 17% interest, and 333 Choctaw I, LLC, an Oklahoma limited liability company, as to an undivided 13% interest, as tenants-in-common, by Quitclaim Deed from Rivergate Warren, LLC, a Tennessee limited liability company, of record in Instrument No. 20210623-0085062 in the Register's Office of Davidson County, Tennessee.

Tract 2: (Map & Parcel No. and 034 02 0 082.00)

A certain tract of land lying in Davidson County, Tennessee, being located in the community of Madison; and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Tennessee State Plane Coordinates, Zone 4100. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold RLS 2526".

Beginning at a 5/8" iron pin found in the South right of way of US HWY 31E (Gallatin Pike) (R/W varies per TDOT Project Number F-006-3). Said pin being approximately 355' as measured along the centerline of Gallatin Pike to the centerline of Cude Lane and being the northeast most corner of the subject property.

Thence, leaving the right of way of US HWY 31E and bisecting the lines of the parent tract, the following two calls, S 41°43'40" E a distance of 365.39' to a magnail with a shiner stamped "Ragan-Smith Associates" found.

Thence, N 47°45'58" E a distance of 152.03' to a point in the line of Cartwright Construction, LLC (QC-20200305-0025210). Said point being witnessed by a magnail with a shiner stamped "Begley RLS 3212" found at S 47°45'58" W ~ 9.92'.

Thence, with the lines of Cartwright Construction and Woodis Holding Group, LLC (Being lot 3 of River Gate Place Subdivision, PL 6900 PG 368, DB- 00011389 0000030) S 41°22'45" E a distance of 75.62' to a 5/8" iron pin with a 1¼" plastic cap stamped "Ragan-Smith Associates" found.

Thence, continuing with the line of Woodis Holding Group, LLC the following two calls, S 41°59'21" E a distance of 106.76' to a 5/8" iron pin found.

Thence, S 48°17'56" W a distance of 152.07' to a 5/8" iron pin found.

Thence, with the lines of Woodis Holding Group, LLC and 1212 Broadway Partners (Being lot 2 of River Gate Place Subdivision, PL 6900 PG 368, DB- 20210517 0065959) S 32°35'25" W a distance of 285.99' to a point. said point being witnessed by a magnail with a shiner stamped "J. Arnold RLS 2526" found N 01°13'07" E ~ 1.96' from corner.

Thence, continuing with the line of 1212 Broadway Partners the following three calls, N 43°34'07" W a distance of 25.30' to a magnail with a shiner stamped "Ragan-Smith Associates" found.

Thence, S 33°49'36" W a distance of 99.88' to a 2¼" aluminum disk in concrete found.

Thence, N 44°36'03" W a distance of 124.71' to a magnail with a shiner stamped " Ragan-Smith Associates" found. Said point being a common corner to Dunn Property Management, LLC. (Being lot 3 of W.J. Cude Subdivision, DB 4280 PG 419, QC- 20230602 0041617.)

Thence, leaving the line of 1212 Broadway Partners and with the line of Dunn Property Management, LLC, the following two calls, N 33°57'20" E a distance of 100.46' to a ½" iron pin found.

Thence, N 44°31'33" W a distance of 103.02' to a magnail with a shiner stamped "Begley RLS 3212" found.

Thence, leaving the line of Dunn Property Management bisecting the lines of the parent tract, the following two calls, N 34°26'20" E, a distance of 130.15' to a magnail with shiner stamped "J. Arnold RLS 2526" found.

Thence, N 44°24'56" W a distance of 301.71' to a magnail with a shiner stamped "Ragan-Smith Associates" found in the South right of way of US HWY 31E.

Thence, with the right of way of US HWY 31E, the following two calls, N 35°40'34" E a distance of 123.06' to a magnail with a shiner stamped "Begley RLS 3212" found.

Thence, with a curve to the right with a radius of 1842.87', with an arc length of 55.73', with a chord bearing of N 36°12'25" E, and with a chord length of 55.73', to the point of Beginning, containing 160,965 +/- square feet (3.70 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold RLS 2526, on December 18, 2024.

Being a portion of the same property conveyed to WHT Madison, LLC, a Tennessee limited liability company, as to an undivided 70% interest, 333 Self Storage, LLC, an Oklahoma limited liability company, as to an undivided 17% interest, and 333 Choctaw I, LLC, an Oklahoma limited liability company, as to an undivided 13% interest, as tenants-in-common, by Quitclaim Deed from Rivergate Warren, LLC, a Tennessee limited liability company, of record in Instrument No. 20210623-0085062 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

CONSOLIDATED LEGAL DESCRIPTION OF THE PROPERTY

A certain tract of land lying in Davidson County, Tennessee, being located in the community of Madison; and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Tennessee State Plane Coordinates, Zone 4100. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold RLS 2526".

Beginning at a 1" iron pipe found in the South right of way of US HWY 31E (Gallatin Pike) (R/W varies per TDOT Project Number F-006-3), approximately 306' as measured along the centerline of Gallatin Pike to the centerline of Cude Lane. Said point being a common corner to Flower Express, Inc. (QC- 20120330 0027092) and being the Northeast most corner of the parent tract.

Thence, leaving the right of way of US HWY 31E and with the line of Flower Express Inc. the following two calls, S 41°41'23" E a distance of 245.19' to a ½" iron pin found.

Thence, N 39°04'33" E a distance of 106.49' to a 5/8" iron pin found. Said pin being a common corner to Robert Taylor, Jr (QC-20151123 0118507).

Thence, leaving the line of Flower Express, Inc. and with the lines of Robert Taylor Jr, Cartwright Construction, LLC (QC- 20200305 0025210), & Woodis Holding Group, LLC (Being lot 3 of River Gate Place Subdivision, PL 6900 PG 368, DB- 00011389 0000030), S 41°22'45" E a distance of 220.16' to a 5/8" iron pin with a 1¼" plastic cap stamped "Ragan-Smith Associates".

Thence, continuing with the line of Woodis Holding Group, LLC the following two calls, S 41°59'21" E a distance of 106.76' to a 5/8" iron pin found.

Thence, S 48°17'56" W 152.07' to a 5/8" iron pin found.

Thence, with the lines of Woodis Holding Group, LLC, & 1212 Broadway Partners (Being lot 2 of River Gate Place Subdivision, PL 6900 PG 368, DB- 20210517 0065959), S 32°35'25" W a distance of 285.99' to a point, said point being witnessed by a magnail with a shiner stamped "J. Arnold RLS 2526" found N 01°13'07" E ~ 1.96' from corner.

Thence, continuing with the line of 1212 Broadway Partners the following three calls, N 43°34'07" W a distance of 25.30' to a magnail with a shiner stamped "Ragan-Smith Associates" found.

Thence, S 33°49'36" W a distance of 99.88' to a 2¼" aluminum disk in concrete found.

Thence, N 44°36'03" W a distance of 124.71' to a magnail with a shiner stamped "Ragan-Smith Associates" found. Said corner being a common corner to Dunn Property Management, LLC. (Being lot 3 of W.J. Cude Subdivision, DB 4280 PG 419, QC- 20230602 0041617.)

Thence, leaving the line of 1212 Broadway Partners and with the line of Dunn Property Management, LLC. the following two calls, N 33°57'20" E a distance of 100.46' to a ½" iron pin found.

Thence, N 44°31'33" W a distance of 103.02' to a magnail with shiner stamped "Begley RLS 3212" found.

Thence, bisecting the lines of the parent tract, the following two calls, N 34°26'20" E, a distance of 130.15' to a magnail with a shiner stamped "J. Arnold RLS 2526" found.

Thence, N 44°24'56" W a distance of 301.71' to a magnail with shiner stamped "Ragan-Smith Associates" found in the South right of way of US HWY 31E.

Thence, with the right of way of US HWY 31E, the following three calls, N 35°40'34" E a distance of 123.06' to a magnail with shiner stamped "Begley RLS 3212" found.

Thence, with a curve to the right, with a radius of 1842.87', with an arc length of 55.73', with a chord bearing of N 36°12'25" E, and with a chord length of 55.73', to a 5/8" iron pin found.

Thence, with a curve to the right with a radius of 1849.04', with an arc length of 48.72', with a chord bearing of N 38°02'05" E, and with a chord length of 48.72', to the point of Beginning, containing 192,930 +/- square feet (4.43 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold RLS 2526, on December 18, 2024.

Being a portion of the same property conveyed to WHT Madison, LLC, a Tennessee limited liability company, as to an undivided 70% interest, 333 Self Storage, LLC, an Oklahoma limited liability company, as to an undivided 17% interest, and 333 Choctaw I, LLC, an Oklahoma limited liability company, as to an undivided 13% interest, as tenants-in-common, by Quitclaim Deed from Rivergate Warren, LLC, a Tennessee limited liability company, of record in Instrument No. 20210623-0085062 in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 1, 2026.

Affiant Signature

April 1, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27