THIS DOCUMENT
WAS PREPARED BY :
Taft Stettinius & Hollister LLP
675 15th Street, Suite 2300
Denver, Colorado 80202
Attention: Hamid Sheikh

NAME/ADDRESS OF NEW OWNER
AND SEND TAX BILLS TO:
John Wirum, Trustee, John Wirum
Exempt Trust I dated November 9, 2016
500 L Street, Ste. 100
Anchorage, Alaska 99501

RECORDING REQUESTED
BY AND WHEN COMPLETED
RETURN TO:
Taft Stettinius & Hollister LLP
675 15th Street, Suite 2300
Denver, Colorado 80202
Attention: Hamid Sheikh

Karen Johnson Davidson County
Batch# 1408652 DEEDWARRSP
04/20/2026 12:14:30 PM 8 pgs
Fees: $43.00 Taxes: $8,510.00
20260420-0032217

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 2381 Elm Hill Pike, Nashville, Tennessee 37214
TAX PARCEL # 095 15 0 007.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, **Donald Sanford** and **Cari Sanford**, husband and wife, whose mailing address is 820 Orpheus Avenue, Unit 2, Encinitas, California 92024 (collectively, "Grantor"), does hereby convey, in fee simple, to **John Wirum, Trustee, John Wirum Exempt Trust I dated November 9, 2016**, whose tax mailing address is 500 L Street, Ste. 100, Anchorage, Alaska 99501 ("Grantee") the real property located at 2381 Elm Hill Pike, Nashville, Tennessee 37214 and further described on **EXHIBIT A** attached hereto and made a part hereof ("Property").

SUBJECT TO those matters set forth on **EXHIBIT B** attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the aforesaid Property, together with (i) all buildings, structures, fixtures and improvements erected or located on the Property or affixed thereto and (ii) all tenements, hereditaments, rights, privileges, interests, easements and appurtenances belonging or in any way relating to the Property.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor but none other, subject only to the Permitted Exceptions.

*** Signed in Counterpart***

Dated this 16th day of April, 2026.

Donald Sanford

By: Donald Sanford

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.

Cari Sanford

By: _____

STATE OF California)
) SS
COUNTY OF San Diego)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald Sanford, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily for himself on the day the same bears date.

Given under my hand and official seal this the 16 day of April, 2026.

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2503912
My Comm. Expires Dec 3, 2028

NOTARY PUBLIC
Printed Name: Siavash Rezaei Rokhsari
My Commission Expires: 12/03/2028
Notary ID # 2503912

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cari Sanford, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily for herself on the day the same bears date.

Given under my hand and official seal this the _____ day of April, 2026.

NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____
Notary ID # _____

Dated this 16th day of April, 2026.

Donald Sanford

By: _____

Cari Sanford

By: Cari Sanford

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald Sanford, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily for himself on the day the same bears date.

Given under my hand and official seal this the _____ day of April, 2026.

_____
NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____
Notary ID # _____

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cari Sanford, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily for herself on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2026.

Jeanette Cambrelen
_____
NOTARY PUBLIC
Printed Name: Jeanette Cambrelen
My Commission Expires: 07/17/2029
Notary ID # 21-4659-01

Jeanette Cambrelen
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-4659-01
Expires July 17, 2029

Notarized remotely using audio-video communication technology via Proof.

STATE OF ALASKA)
) SS
THIRD JUDICIAL DISTRICT)

The actual consideration or true value, whichever is greater, for this transfer is $2,300,000.00.

John Wirum Exempt Trust I dated November 9, 2016

John Wirum, Trustee

I, the undersigned, a Notary Public in and for said District in said State, hereby certify that John Wirum, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he duly executed the same voluntarily as Trustee of the John Wirum Exempt Trust I dated November 9, 2016 on the day the same bears date.

Given under my hand and official seal this the 14th day of April, 2026.

Official Seal
State of Alaska
Notary Public
Kaye A. Black
My Commission Expires: 10/13/27

NOTARY PUBLIC
Printed Name: Kaye A. Black
My Commission Expires: 10/13/2027
Notary ID # 23101302

EXHIBIT A TO DEED
LEGAL DESCRIPTION

The Property situated in Davidson County, Tennessee:

Being a tract of land in the First Civil District, Nashville, Tennessee, located generally on the South side of Elm Hill Pike between McGavock Pike and Briley Parkway. Being Lot 1 on the Final Subdivision Plat entitled Jack-in-the-Box Elm Hill Pike at McGavock Pike as of record in Instrument No. 20010625-0054768, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin found with cap "Delle 1710" in the Easterly line of the Metropolitan Government, Nashville Electric Power Board, as of record in Deed Book 2157, Page 251, R.O.D.C., said iron pin also being in the Southerly right- of-way line of Elm Hill Pike and being located N 76' 55" 20" W, 376.91 feet from the centerline Intersection of Elm Hill Pike and McGavock Pike;

Thence, with the Southerly right-of-way line of Elm Hill Pike along a curve to the right 33.12 feet to an Iron pin found, said curve having a central angle of 01' 59" 13", a radius of 954.93 feet, a tangent of 16.56 feet and a chord of S 67' 59' 20' E 33.12 feet;

Thence, continuing with said right-of-way line, S 66° 59" 44" E, 197.45 feet to an iron pin found;
Thence, with said right-of-way line, S 42° 23' 14' E, 94.47 feet to an iron pin found in the Westerly right-of-way line of McGavock Pike;

Thence, with said Westerly right-of-way line of McGavock Pike, S 29° 58" 46" W, passing a witness iron pin found at 115.21 feet, in all 154.82 feet;

Thence, continuing with said right-of-way line S 29° 41" 28" W, 20.06 feet to an Iron pin found with cap 1486;

Thence, along a curve to the right 35.91 feet to an iron pin found in the Northerly right-of-way line of Old Elm Hill Pike, said curve having a central angle of 82* 18' 02" a radius of 25.00 feet, a tangent of 21.85 feet and a chord of S 70° 50' 35* W, 32.90 feet;

Thence, with the Northerly right-of-way line of Old Elm Hill Pike, N 68° 00' 24" W, 64.54 feet to an iron pin found;

Thence, continuing with said right-of-way line along a curve to the left 149.47. feet to an iron pin found, said curve having a central angle of 11' 46' 02', a radius of 727.80 feet, a tangent of 75.00 feet and a chord of N 73° 53' 25" W, 149.21 feet;

Thence, continuing with said right-of-way line, N 79' 46' 26 W, 16.21 feet to a 5/8* rebar set with cap MBS 1649;

Thence, leaving said right-of-way line of Old Elm Hill Pike with the Northerly property line of Lot 2 of the above referenced plat the following three calls:

N 10 13' 35" E, 10.26 feet to the centerline of Sims Branch;

N 48 56' 37" W, 150.98 feet with the centerline of Sims Branch;

N 22 53' 51" W, 46.08 feet to a Southeast comer of Bobby Howard and Rebecca Howard, as of record in Instrument No. 20000802-0076458, R.O.D.C.

Thence, with the Southerly line of said Howard, N 73" 34' 47" B 142.82 feet to an iron pin found;

Thence, with the Easterly line of Howard, N 10' 45' 26" W, 20.19 feet to an iron pin found with cap "Delle 1710", said iron pin being the Southwest comer of Metropolitan Government, Nashville Electric Power Board, as of record In Deed Book 2157, page 251, R.O.D.C.;

Thence, with the Southerly line of said Nashville Electric Power Board, N 79° 14' 34" E, 65.00 feet to an iron pin found; Thence, with the Easterly line of said Nashville Electric Power Board, N 11° 06' 59" W, 29.74 feet to the point of beginning.

According to a final subdivision plat entitled Jack-in-the-Box, Elm Hill Pike at McGavock Pike, prepared by Sawyer Land Surveying, Mark E. Sawyer, R.L.S., Tennessee License 1649, dated October 27, 2000, File 00-097.

Being the same property conveyed to Donald Sanford and Cari Sanford, husband and wife, by Special Warranty Deed of record at Instrument No. 20250127-0005993, dated 01/08/2025 and recorded 01/27/2025, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B TO DEED
PERMITTED EXCEPTIONS

1. All real estate taxes and assessments for 2026 and subsequent years, not yet due and payable.

2. Electric Power Transmission Line Easement granted to the City of Nashville by Deed of record in Book 2157, Page 251, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4260, Page 16, as affected by Exception to Easement Project No. 99-SX-59, of record at Instrument No. 20010423-0039973, in the aforesaid Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4371, Page 173, in the aforesaid Register's Office.

5. Right of Entry granted to the Department of Public Works of record in Book 8716, Page 794, in the aforesaid Register's Office.

6. Unrecorded Commercial Improved Property Lease dated December 22, 2022, by and between Grantor, as landlord (successor-in-interest to JBDS V, LLC, a Delaware limited liability company), and BB Holdings TN, LLC, an Oregon limited liability company, as tenant, as affected by that certain Rent Commencement Date Certificate dated January 3, 2024 and that certain Guaranty from Boersma Bros. LLC.

Certificate of Authenticity

I, Teresa Villarreal, 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 20, 2026**.

Date

Teresa Villarreal

Affiant Signature

4/20/2026

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this **20th** day of **April**, 20**26**.

Pamela Cox

Notary's Signature

PAMELA COX
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-21-2027

My Commission Expires: 8-21-27

Date

Notary's Seal (if on paper)