Karen Johnson Davidson County
Batch# 1418128 DEEDWARRSP
05/08/2026 03:20:30 PM 9 pgs
Fees: $48.00 Taxes: $28,675.00
20260508-0041858

Special Warranty Deed

SHANNON QUIGLEY TENNESSEE NOTARY PUBLIC My Comm Exp. March 6, 2029 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $7,750,000.00. Jonathon Reeser Affiant Subscribed and sworn to before me, this the 5th day of MAY, 2026. Shannon Quigley Notary Public My commission expires: 3/6/2029

THIS INSTRUMENT WAS PREPARED BY
SomeraRoad
620 8th Avenue South, Suite 302
NASHVILLE, TN 37203

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
WKV – 475 HUMPHREYS, LLC 476 Humphreys St., Nashville, TN 37203	WKV – 475 HUMPHREYS, LLC 476 Humphreys St., Nashville, TN 37203	10507005800 10507006000 10507006100 10507006200 10507006300

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, MTP – 481 HUMPHREYS STREET PROPCO, LLC and MTP - 487 HUMPHREYS STREET PROPCO, LLC, each a Delaware limited liability company (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto WKV – 475 HUMPHREYS, LLC, a Delaware limited liability company, and its successors and assigns ("Grantee"), certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 475 Humphreys St, 481 Humphreys St, 483 Humphreys St, 485 Humphreys St, and 487 Humphreys St, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to sell and convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee(s), its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Tracts 1, 2, and 3, hereinafter described, being the same properties conveyed to 481 Humphreys Street Propco, LLC by Special Warranty Deeds dated August 19, 2022 and recorded with the Davidson County Register of Deeds "the Register" as Instrument No. 20220822-0094395 and Instrument No. 20220822-0094395.

Tracts 4 and 5, hereinafter described, being the same properties conveyed to 487 Humphreys Street Propco, LLC by Warranty Deed dated December 14, 2021 and recorded with the Register as Instrument No. 20211216-0166416, and by Quitclaim Deed dated December 14, 2021 and recorded with the Register as Instrument No. 20211216-0166417.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 5th day of MAY, 2026.

GRANTOR:

MTP – 481 HUMPHREYS STREET PROPCO, LLC,
MTP - 487 HUMPHREYS STREET PROPCO, LLC,
each a Delaware limited liability company

By: _____
Name: Jonathon Reeser
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jonathon Reeser, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Authorized Signatory of MTP – 481 HUMPHREYS STREET PROPCO, LLC and MTP - 487 HUMPHREYS STREET PROPCO, LLC, each a Delaware limited liability company, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Signatory.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of MAY 2026.

_____
NOTARY PUBLIC

My Commission Expires: 3/6/2029

SHANNON QUIGLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 6, 2029
COUNTY OF DAVIDSON

Exhibit A

Legal Description

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 30 and the westerly half of Lot No. 31, on the Plan of Humphrey's, Houston and Martin's Addition to Nashville, as of record in Book 36, Page 117, in the Register's Office for Davidson County, Tennessee, and in Plan Book 1, page 35, Chancery Court at Nashville.

Said Lot No. 30 and the westerly half of Lot No. 31 front together 75 feet on the southerly side of Humphreys Street, and run back between parallel lines 150 feet to an alley.

Tract 2:

Being Lot No. 29, on the Plan of Humphrey's Houston and Martin's Addition to Nashville of record in Book 36, Page 117, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the southerly side of Humphreys Avenue, and runs back between parallel lines 150 feet to an alley.

Tract 3:

Being the easterly 27 feet of Lot No. 28, on the Plan of Humphrey Houston and Martin's Addition to Nashville of record in Book 36, Page 117, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 27 feet on the southerly side of Humphrey's Street, and runs back between parallel lines 150 feet to an alley.

Tracts 1, 2, 3 also being described as:

A tract of land being the Easterly 27 feet of Lot No. 28, all of Lots No. 29 and 30, and the Westerly half of Lot No. 31, as shown on the "Plan of Humphrey's, Houston and Martin's Addition to Nashville" of record in Book 36, Page 117, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Northwesterly corner of said Easterly 27 feet of Lot No. 28; thence on an assumed bearing of South 81 deg. 40' 20" East on the Northerly line of said Lots 28, 29, 30, and 31, also being the Southerly margin of Humphrey's Street (50 feet wide), 152.29 feet to the Northeast corner of said Westerly half of Lot No. 31; thence South 07 deg. 26' 45" West on the Easterly line of said Westerly half, 150.01 feet to the Southeasterly corner of said Westerly half; thence North 81 deg. 40' 20" West on the Southerly line of said Lots No. 31, 30, 29, and 28, also being the Northerly margin of an alley, 152.29 feet to the

Southwesterly corner of said Easterly 27 feet of Lot No. 28; thence North 07 deg. 26' 45" East on the Westerly line of said Easterly 27 feet, 150.01 feet to the point of beginning.

Tract 4:

Being the West 23 feet of Lot No. 28 and the East 3 feet of the North 140 feet of Lot No. 27 as shown on the "Plan of Humphrey's, Houston and Martin's Addition to Nashville" of record in Book 36, Page 117, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Humphreys Street 23 feet East of the corner of Lot Nos. 27 and 28; thence Southerly, parallel with the line between said lots, 150 feet to the North margin of an alley; thence, with the margin of same Westerly 23 feet to a point at the corner of Lots Nos. 27 and 28; thence with the line between said lots Northerly 10 feet to a point; thence at right angles Westerly 3 feet to a point; thence Northerly, parallel with the line between said Lots 27 and 28, 140 feet to the South margin of Humphreys Street, thence with the margin of same Easterly 26 feet to the beginning.

Tract 5:

Being Lot No. 26 and part of Lot No. 27 as shown on the "Plan of Humphrey's, Houston and Martin's Addition to Nashville' of record in Book 36, Page 117, in the Register's Office for Davidson County, Tennessee, and described as follows:

Lot No. 26 fronts 50 feet on the Southerly side of Humphrey's Street and runs back between parallel lines 150 feet to an alley.

Part of Lot 27 described as follows:

Beginning on the Southerly margin of Humphrey's Street at the corner of Lots Nos. 26 and 27; thence with the line between said two lots, Southwardly 150 feet to the Northerly margin of an alley; thence with said alley Eastwardly 50 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots, Northwardly 10 feet; thence Westwardly 3 feet; thence Northwardly 140 feet to the Southerly margin of Humphrey's Street, thence with said street, Westwardly 47 feet to the beginning.

Tracts 4 and 5 also described as:

Land situated in Davidson County, Tennessee and more particularly described in that certain survey by Donovan Benson, Tennessee License No. 3046, dated July 19, 2021 and known as Job No. 20-0263, as follows:

Beginning at a point in the Southerly margin of Humphrey's Street, 23 feet east of the Northeast corner of the herein described tract; thence South 07 deg. 25' 54" West, a distance of 150.00 feet to a ½" iron rod; thence North 81 deg. 41' 54" West, a distance of 123.00 feet to a ½" iron rod; thence North 07 deg. 25' 54" East, a distance of 150.00 feet to a point

in the Southerly margin of Humphrey's Street; thence South 81 deg. 41' 54" East, a distance of 123.00 feet to the point of beginning.

Tracts 1 - 5 being also described as:

BEING SEVERAL PARCELS OF LAND LYING IN THE 17TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AS SHOWN ON TAX MAP 1050700 AS PARCELS 58, 60, 61, 62, & 63. SAID PARCELS BEING THE MTP-481 HUMPHREYS STREET PROPCO, LLC AND MTP-487 HUMPHREYS STREET PROPCO, LLC PROPERTIES AS RECORDED IN SALE INSTRUMENT NUMBER (SIN) QC-20220822 0094396 & QC-20211216 0166417 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODCT). SAID PARCELS CAN BE GENERALLY DESCRIBED AS LYING EAST OF CHESTNUT STREET, WEST OF MARTIN STREET, NORTH OF GRAY STREET, SOUTH OF AND ADJACENT TO HUMPHREYS STREET AND CAN BE MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

BEGINNING AT A ½" IRON PIN FOUND LYING IN THE NORTHERN RIGHT OF WAY (ROW) OF ALY 187 (A 15' PUBLIC ROW). SAID PIN BEING THE SOUTHEAST CORNER OF THE ROGER & BARBARA MOUTENOT PROPERTY AS RECORDED IN DB-20020724 0089037 RODCT. SAID PIN FURTHER BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND AND HAVING TENNESSEE STATE PLANE COORDINATES (NAD 83/GRID NORTH) WITH A NORTHING OF 659212.72 AND AN EASTING OF 1740770.59.

THENCE, LEAVING SAID ALY WITH SAID MOUTENOT AND THE WESTERN EDGE OF A 2' GUTTER EASEMENT (RECORD BOOK 8642, PG 423 RODCT) N06°54'23"E A DISTANCE OF 150.00' TO A ½" IRON PIN SET (CAPPED "TTL") IN THE SOUTHERN ROW OF HUMPHREYS STREET (A 50' PUBLIC ROW). SAID PIN MARKING THE NORTHEAST CORNER OF SAID MOUTENOT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND.

THENCE, LEAVING SAID MOUTENOT WITH SAID ROW S81°42'47"E A DISTANCE OF 275.00' TO A FOUND ½" IRON PIN (CAPPED "RLS 1638"). SAID PIN MARKING THE NORTHWEST CORNER OF THE WEHO FLATS, LLC PROPERTY AS RECORDED IN SIN QC-20190820 0083133 RODCT. SAID PIN FURTHER MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND.

THENCE, LEAVING SAID ROW WITH SAID WEHO S06°55'26"W A DISTANCE OF 149.39' TO A FOUND ½" IRON PIN. SAID PIN MARKING THE SOUTHWEST CORNER OF SAID WEHO AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND. SAID PIN FURTHER LYING IN THE NORTHERN ROW OF SAID ALY.

THENCE, LEAVING SAID WEHO WITH SAID NORTHERN EDGE OF SAID ALY N81°50'27"W A DISTANCE OF 274.94' TO THE POINT OF BEGINNING. CONTAINING 41,150 SQUARE FEET OR 0.94 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO ANY EASEMENTS, COVENANTS, CONVEYANCES, RESTRICTIONS, AND/OR RIGHT OF WAYS THAT ARE OF RECORD AND NOT OF RECORD. THIS DESCRIPTION WAS WRITTEN BY JOSHUA A. MEEKS (TN RLS # 2790) OF TTL, INC. AND IS BASED ON A SURVEY CONDUCTED ON 1/8/2026.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2026, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement of record in Book 8642, Page 423, in the Register's Office for Davidson County, Tennessee.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Joshua A. Meeks, TN RLS No. 2790, of TTL, Inc., dated December 31, 2025 and last revised _____, 2026:

    a. Utility and drainage lines, with meters, valves, poles and other appurtenances, not located within a recorded easement area;
    b. Fence line running along, and crossing over, the subject property line and rights or claims of others in and to the land located between the fence line and property line.

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 May 5, 2026 (date of document).

Affiant Signature

May 8, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of May 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON