Karen Johnson Davidson County
Batch# 1435229 DEEDWARRSP
06/17/2026 01:42:30 PM 5 pgs
Fees: $28.00 Taxes: $31,450.00
20260617-0055066

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Everest WS-1000 LLC Attn: Adam LaFevor 101 Lea Avenue Nashville, TN 37210	083 09 0 212.00	Everest WS-1000 LLC Attn: Adam LaFevor 101 Lea Avenue Nashville, TN 37210
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP (BRS) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 16th day of June, 2026 by and between **MAGNOLIA WOODLAND, LLC**, a Tennessee limited liability company ("***Grantor***") and **EVEREST WS-1000 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 of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, Grantee's representatives, successors and assigns, all of its (their) interest in and to that certain real property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances identified on Exhibit B which is attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

This is improved property located at 1000 Woodland Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,500,000.00.

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Affiant

Subscribed and sworn to before me this 15 day of June, 2026.

Notary Public
My Commission Expires: 3/8/28

4921-9202-1428.2

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

MAGNOLIA WOODLAND, LLC,
a Tennessee limited liability company

By: _____
Name: Ben Bonner
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ben Bonner, 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 authorized representative of Magnolia Woodland, LLC, the within named bargainor, and that as such authorized representative, being duly 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 such authorized representative.

Witness my hand and seal this 11th day of June, 2026.

Theresa Hostetler
Notary Public
My commission expires: _____

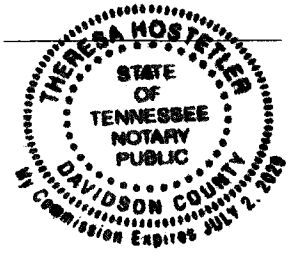


EXHIBIT A
LEGAL DESCRIPTION

All of that certain parcel or tract of land lying and being situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being part of the Old Hobson Land and described as follows:

Beginning at the intersection of the southerly margin of Woodland Street and the easterly margin of South 10th Street; thence along the southerly margin of Woodland Street, N 61° 13' E 163.53 feet to a point; thence leaving Woodland Street S 4° 50' W 220.19 feet to a point; thence N 85° 02' W 136.47 feet to a point in the easterly margin of South 10th Street; thence with the margin of the same, N 4° 58' E 129.34 feet to the point of beginning.

Being the same property conveyed to Magnolia Woodland, LLC, a Tennessee limited liability company by deed of record at Instrument Number 20181010-0100654, Office of the Register for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

2. Real estate taxes, stand-by fees, and assessments (general and special) for the current year, 2026, and all subsequent years for Map-Parcel 083090212.00

3. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to by Grantee.

4. Rights, if any, of third parties with respect to any portion of the Property lying within the boundaries of a public or private street, road or right-of-way.

5. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Magnolia Woodland, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202108020103770, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Magnolia Woodland, LLC, of record in Instrument No. 202108100107700, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Magnolia Woodland, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202110200141125, in the Register's Office of Davidson County, Tennessee.

8. That portion of the land embraced within the bounds of any public road or thoroughfare.

9. Rights of tenants in possession, as tenants only, under unrecorded leases or rental agreements.

10. Those matters as may be reflected on a survey of the Property.

Tennessee Certification of Electronic Document

I, Savannah Suiters, 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 6/11/26 (date of document).

Affiant Signature

6/16/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON