RECORD AND RETURN TO:
Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1478987 DEEDWARRSP
10/01/2026 08:46:30 AM 5 pgs
Fees: $28.00 Taxes: $11,401.86
20261001-0090392

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,081,583.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2026.

NOTARY PUBLIC

My commission expires: 12-05-2026

(NOTARIAL SEAL)

SHELBY HALE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 12-05-2026

THIS INSTRUMENT PREPARED BY:
Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wash Associates Tennessee Real Estate, LLC Attn: Nate Gibby 2755 E. Cottonwood Pkwy #400 Salt Lake City, UT 84121	Wash Associates Tennessee Real Estate, LLC Attn: Nate Gibby 2755 E. Cottonwood Pkwy #400 Salt Lake City, UT 84121	0511200400

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **WNR5-MADISON, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey all its rights, title and interest unto **WASH ASSOCIATES TENNESSEE REAL ESTATE, LLC**, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, those certain tracts or parcels of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot Number 3 in the Division of the N. O. Love Lands, as of record in Minute Book 07, page 176, County Court for said county and being part of the tract designated as the Residence Lot, called Tract Number 2 in partition deed of record in Book 1040, page 397, Register's Office for said County and described more precisely as follows:

#111959434v5

Beginning at a concrete monument on the north right-of-way of Berkley Drive, said point being the southwest corner of lot six of Section One Morningside Heights, as of record in Plat Book 1130, page 76, Register's Office Davidson County, Tennessee, being the southeast corner of this description and being located S70°01'36"E 182.30 feet from the return curve of Gallatin Pike with Berkley Drive;

Thence, with the north right-of-way of Berkley Drive, N70°01'36"W 182.30 feet to an iron rod at the return curve with Gallatin Pike;

Thence, with a curve to the right, delta of 96°29'00", radius of 32.68 feet, length of 55.03 feet and having a chord bearing of N21°47'06"W 48.76 feet to the point of a curve;

Thence, with a curve to the right, delta of 00°25'24", radius of 17,138.00 feet, length of 126.60 feet and having a chord bearing of N26°28'28"E 126.60 feet to an iron rod on the eastern right-of-way of Gallatin Pike at the property of Ronald D. Atkisson and Karen A. Atkisson, as recorded in instrument: 20000901-0086625, Register's Office Davidson County, Tennessee;

Thence, leaving the right-of-way of Gallatin Pike with the property line of Atkisson, S70°29'03"E 223.83 feet to an iron rod on the property line of lot six of Section One Morningside Heights, as of record in Plat Book 1130, page 76, Register's Office Davidson County, Tennessee;

Thence, with the property line of lot six of Section One Morningside Heights, as of record in Plat Book 1130, page 76, Register's Office Davidson County, Tennessee, S28°05'24"W 165.60 feet to the point of beginning;

Containing, 35,787 square feet or 0.821 acres, more or less.

Being the same property conveyed to WNR5-Madison, LLC, a Tennessee limited liability company by Quitclaim Deed of record at Instrument No. 201704120035938, dated April 11, 2017 and recorded April 12, 2017, in the Register's Office of Davidson County, Tennessee.

This property with a common address of 1215 Gallatin Pike South, Madison, TN 37115.

Said property is conveyed subject to the matters set forth on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit A), but no further or otherwise.

[Signatures to Follow on Next Page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 24 day of September, 2026.

WNR5-MADISON, LLC
a Tennessee limited liability company
By: WNR1 Holdings, LLC, MANAGING MEMBER

By: _____
Steven R. Griffith, Manager

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Steven R. Griffith, 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 Manager of WNR1 Holdings, LLC, a Wyoming limited liability company, which is the Managing Member of WNR5-Madison, LLC, a Tennessee limited liability company (the "Company"), the within-named bargainer; that he, in such capacity, is authorized to execute this document on behalf of the Company; and that he executed the within instrument for the purposes therein contained by signing the name of the Company as its free act and deed.

Witness my hand and official seal at office on this the 24 day of September, 2026.

_____
Notary Public
My Commission Expires: 12.05.2026

SHELBY HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-05-2026

Signature Page to Special Warranty Deed

Exhibit A

1. Davidson County taxes for the year 2026, a lien, not yet due and payable.

2. Subdivision restrictions, building lines and easements of record in Plat Book 7, Page 176, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record at Instrument No. 20170626-0064106, in the aforesaid Register's Office, and shown on that certain ALTA/NSPS Land Title Survey prepared by J. Alan Cummings with Crawford & Cummings, P.C. dated June 30, 2026, Job No. 25-088.

[END OF EXHIBIT A]

Tennessee Certification of Electronic Document

I, Beressa Morris, 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 September 28, 2026 (date of document).

Affiant Signature

September 28, 2026
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-2028

NOTARY'S SEAL

