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# 1479183 DEEDWARRSP
10/01/2026 11:46:30 AM 6 pgs
Fees: $33.00 Taxes: $8,582.70
20261001-0090641

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,319,648.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 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 NUMBERS
Wash Associates HoldCo, LLC Attn: Nate Gibby 2755 E. Cottonwood Pkwy #400 Salt Lake City, UT 84121	Wash Associates HoldCo, LLC Attn: Nate Gibby 2755 E. Cottonwood Pkwy #400 Salt Lake City, UT 84121	103-01-0-138

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, **3 WNR OME TN PROPERTIES, LLC**, a Delaware 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:

Property is shown as parcel 138.00 on Davidson county property map 103-01 and parcel "C" on the plan of re-subdivision of the commercial tract no. 2 of the Grinnell tracts, as of record in the Register's office of, Davidson County, Tennessee, and more particular described as follows:

#111971283v5

Beginning at an iron rod set on the south margin of Charlotte Pike (70' R.OW.), said rod being approximately 5 feet south of the northwest corner of property conveyed to Autozone Inc. as of record in Deed Book 9846, Page 890, in the Register's office of Davidson County, Tennessee;

Thence, following the west boundary of said Autozone Inc. property South 28 degrees 57 minutes 38 seconds East, a distance of 202.86 feet to an iron rod set at the northeast corner of property conveyed to Champion Carwash, LLC as of record in Instrument number 20170731-0077551, in the Register's Office of Davidson County, Tennessee;

Thence following the north boundary of said Champion Carwash, LLC property South 44 degrees 58 minutes 22 seconds West, a distance of 67.89 feet to an iron rod found at the southeast corner of property conveyed to J.D.P. Properties as of record in Instrument number 20090803 0072410, in the Register's Office of Davidson County, Tennessee;

Thence, following the east boundary of said J.D.P. Properties property North 37 degrees 54 minutes 17 seconds West, a distance of 196.60 feet to an iron rod set on the south margin of Charlotte Pike;

Thence, following said south margin North 45 degrees 03 minutes 26 seconds East, a distance of 99.66 feet to the point of beginning.

Containing 16,340 square feet (0.38 acres).

According to a survey by Q. Scott Pulliam, TNRLS #2346, dated 4-5-2022.

The above property is further described as follows:

Land in Davidson County, Tennessee being the reserved parcel a/k/a parcel "C" on the Plan of the Re-Subdivision of the Commercial Tract No. 2 of The Grinnell Tracts of record in Plat Book 3842, Page 266 and as

amended by a Waiver of Restriction in Book 4453, Page 413, Register's Office for Davidson county, Tennessee, as follows:

Beginning at an iron pin on the southeasterly right of way of Charlotte Pike, said iron pin being 619 feet northeastwardly from the extension of the center line of American Road; thence North 43 degrees 40 minutes East 100.50 feet to a concrete monument, being on the line between the subject parcel and the property of Matt H. Dobson, III; thence with said property line South 30 degrees 16 minutes East, 208.13 feet to a concrete monument; thence South 43 degrees 40 minutes West 67.89 feet to an iron pin; thence North 39 degrees 13 minutes West, 201. 57 feet to an iron pin, the point of beginning.

INCLUDED BUT EXCLUDED IN THE ABOVE PROPERTY is a portion of property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee as a Right-of-Way of record in Instrument no. 20190123-0006690, Register's Office for Davidson county, Tennessee, as follows:

This dedication being a strip of land Five (5) feet in width, parallel and adjacent to the existing right-of way of Street, and along the entire frontage of said property, approximately One Hundred Feet 5 Inches (100.5 feet) in length.

Being the same property conveyed to 3 WNR OME TN Properties, LLC, a Tennessee limited liability company by Special Warranty Deed of record at Instrument No. 20220623-0072041, dated May 5, 2022 and recorded June 23, 2022, in the Register's Office of Davidson County, Tennessee.

This property with a common address of 6303 Charlotte Pike, Nashville, TN 37209.

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.

3 WNR OME TN PROPERTIES, LLC,
a Delaware limited liability company

By: _____
Steven R. Griffith, MANAGER

STATE OF TENNESSEE)
COUNTY OF 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 his oath acknowledged himself to be the Manager of 3 WNR OME TN Properties, LLC, a Delaware limited liability company (the "Company"), the within named bargainor, and that he as such Manager of the Company, is authorized to execute this document on behalf of the Company, and who further acknowledges that he has executed the within instrument for the purposes therein contained by signing the name of the Company by the said Steven R. Griffith, as such Manager of the Company, as said Company's 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

Exhibit A

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

2. Subdivision restrictions, building lines and easements of record in Plat Book 3842, Page 266, as amended in Plat Book 4453, Page 413, in the Register's Office of Davidson County, Tennessee.

3. Deed Restriction of record at Instrument No. 20000330-0031898, in the aforesaid Register's Office.

4. Agreement For Dedication of Public Right-of-Way of record at Instrument No. 20190123-0006690, in the aforesaid Register's Office.

[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

