**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# 1482916 DEEDWARRSP
10/09/2026 01:56:30 PM 5 pgs
Fees: $28.00 Taxes: $11,648.77
20261009-0093197

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,148,317.00.

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 Tennessee Real Estate, LLC<br>Attn: Nate Gibby<br>2755 E. Cottonwood Pkwy #400<br>Salt Lake City, UT 84121 | Wash Associates Tennessee Real Estate, LLC<br>Attn: Nate Gibby<br>2755 E. Cottonwood Pkwy #400<br>Salt Lake City, UT 84121 | 034-02-0-113-00 |

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, **WNR26-RIVERGATE, 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:

Lot 3, Re-Subdivision of Lot 2, Rivergate Park, as recorded in Book 20210722-0098386, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to WNR26-Rivergate, LLC, a Tennessee limited liability company by Quitclaim Deed of record at Instrument No. 20210928-0129758,

dated September 3, 2021 and recorded September 28, 2021, in the Register's Office of Davidson County, Tennessee.

**This property with a common address of 928 Rivergate Parkway, Goodlettsville, TN 37072**

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 24th day of September, 2026.

**WNR26-RIVERGATE, LLC,**
a Tennessee limited liability company
By: WNR1 Holdings, LLC, its 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 his oath acknowledged himself to be the Manager of WNR1 Holdings, LLC, a Wyoming limited liability company, Managing Member of WNR15-McMinnville, LLC, a Tennessee limited liability company (the "Company"), the within named bargainer, and that he as such Manager of WNR1 Holdings, LLC, a Wyoming limited liability company, Managing Member 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, Manager of WNR1 Holdings, LLC, Managing Member of the Company, as said Company's free act and deed.

**Witness my hand and official seal at office on this the 24th 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 20210722-0098386, in the Register's Office of Davidson County, Tennessee, and shown on that certain ALTA/NSPS Land Title Survey prepared by J. Alan Cummings with Crawford & Cummings, P.C., dated July 2, 2026, Job No. 25-094 (the "Survey"):
   a. 35' access easement;
   b. Access easement; and
   c. 12.5' P.U.D.E.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record at Instrument No. 20201023-0123275, in the aforesaid Register's Office.

4. Declaration of Cross-Easements, Rights, Obligations and Restrictions of record at Instrument No. 20210617-0081987, being amended at Instrument No. 20230525-0039379, in the aforesaid Register's Office.

5. Easement(s) of record in Book 4464, Page 462 in the aforesaid Register's Office, and shown on said Survey.

6. Easement(s) of record in Book 4864, Page 739 in the aforesaid Register's Office, and shown on said Survey.

7. Reciprocal Easement and Operation Agreement of record at Instrument No. 20190103-0000724, being amended at Instrument No. 20210617-0080986, in the aforesaid Register's Office, and as shown on said Survey.

8. Sanitary Sewer and Temporary Construction Easement Agreement of record at Instrument No. 20211004-0132794, in the aforesaid Register's Office, and as shown on said Survey.

9. The following matters shown on the Survey:

   a. Location of overhead electric lines and power poles; and
   b. Location of 4'x10' box culvert.

[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

