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

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,175,310.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2026. NOTARY PUBLIC My commission expires: 12-05-2026 (NOTARIAL SEAL)

Karen Johnson Davidson County
Batch# 1482946 DEEDWARRSP
10/09/2026 02:40:30 PM 5 pgs
Fees: $28.00 Taxes: $8,048.65
20261009-0093233

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 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	199-09-0-219

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, **WNR30-NASHVILLE THOMPSON LANE, 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 all that parcel of land presently known as parcel 219 as shown on the Plan of the Revision of Lots 81, 82 and Part of Reserved Parcel of the H.B. McNabb Subdivision, of record in Plat Book 6200, Page 874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

#111969263v5

Being the same property conveyed to WNR30-Nashville Thompson Lane, LLC, a Tennessee limited liability company by Warranty Deed of record at Instrument No. 20210827-0116193, dated August 26, 2021 and recorded August 27, 2021, in the Register's Office of Davidson County, Tennessee.

This property with a common address of 513 Thompson Lane, Nashville, Tennessee 37211

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.

WNR30-NASHVILLE THOMPSON LANE, LLC,
a Tennessee limited liability company
By: WNR1 Holdings, LLC, MANAGING MEMBER

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 oath, acknowledged himself to be the Manager of WNR1 Holdings, LLC, a Wyoming limited liability company, which is the Managing Member of WNR30-Nashville Thompson Lane, 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

Exhibit A

1. City of Nashville and Davidson County taxes for the year 2026, liens, not yet due or payable.

2. Subdivision restrictions, building lines and easements of record in Plat Book 6200, Page 874, in the Register's Office of Davidson County, Tennessee, and shown on that certain Land Title Survey prepared by J. Alan Cummings with Crawford & Cummings, P.C. dated June 29, 2026, Job No. 25-093.

    a. concrete encroaches over property line 1.7' +/- (east side of property).

3. Deed Restrictions of record in Book 1333, Page 387 in the aforesaid Register's Office.

4. Restrictive Covenant of record in Book 1318, Page 326 in the aforesaid Register's Office.

5. 20' Public utility easement in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4102, Page 333 in the aforesaid Register's Office.

6. Easement Deed of record in Book 4528, Page 841 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

