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# 1482967 DEEDWARRSP
10/09/2026 03:23:30 PM 6 pgs
Fees: $33.00 Taxes: $8,239.69
20261009-0093260

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,226,944.00.

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 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	163-00-0-203

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:

BEING LAND IN THE 32ND COUNCIL DISTRICT OF DAVIDSON COUNTY, PARCEL 203.00 OF PROPERTY MAP 163, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE WEST MARGIN OF CANE RIDGE ROAD (80'R.O.W.), SAID ROD REPRESENTING THE SOUTHEAST CORNER OF

#111971377v5

LOT 3 ON THE PLAN OF CLOVERLEAF ESTATES, SECTION 3, AS OF RECORD IN PLAT BOOK 4460, PAGE 112, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE NORTHEAST COMER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, FOLLOWING SAID WEST MARGIN SOUTH 03 DEGREES 08 MINUTES 51 SECONDS WEST A DISTANCE OF 175.83 FEET TO AN IRON ROD FOUND; THENCE, FOLLOWING A CURVE TO THE RIGHT HAVING CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS,A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD BEARING AND LENGTH OF SOUTH 48 DEGREES 08 MINUTES 51 SECOT1DS WEST, 35.36 FEET TO AN IRON ROD FOUND ON THE NORTH MARGIN OF CANEWOOD DRIVE (50' R.O.W.);

THENCE, CONTINUING WITH SAID NORTH MARGIN AND A CURVE TO THE RIGHT HAVING CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 33 SECONDS, A RADIUS OF 1753.60 FEET, ANARC LENGTH OF 115.05 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 84DEGREES 58 MINUTES 24 SECONDS WEST, 115.03 FEET TO AN IRON ROD FOUND;

THENCE, NORTH 83 DEGREES 04 MINUTES 45 SECONDS A DISTANCE OF 90.17 FEET TO AN IRON ROD SET ON THE EAST BOUNDARY OF PROPERTY CONVEYED TO ESS PRISA, LLC AS OF RECORD IN INSTRUMENT NUMBER QC 20050727-0087463 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID ROD REPRESENTING THE SOUTHWEST COMER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, FOLLOWING SAID EAST BOUNDARY NORTH 03 DEGREES 08 MINUTES 45SECONDS EAST A DISTANCE OF 195.94 FEET TO AN IRON ROD SET REPRESENTING THE SOUTHWEST COMER OF THE AFOREMENTIONED SHREE SITARUM, LLC PROPERTY AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, FOLLOWING THE SOUTH BOUNDARY LINE OF SHREE SITARUM, LLC SOUTH 85DEGREES 39 MINUTES 09 SECONDS EAST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,849 SQUARE FEET (1.05 ACRES).

According to a survey by Q. Scott Pulliam, TNRLS #2346, dated 3-5-2022.

THE ABOVE PROPERTY IS FURTHER DESCRIBED AS FOLLOWS:TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cloverleaf Estates, Section 3, of record in Book 4460, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

TRACT TWO:

Land in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows: Beginning at a concrete monument at the southwesterly corner of Lot 3 of Cloverleaf Estates, Section 3, of record in Book 4460, Page 112, Register's Office for said County; thence, North 86 degrees 44 minutes 30seconds West, a distance of 90.17 feet to an iron pin; thence, North 0 degrees 31 minutes West, a distance of 195.89 feet to an iron

pin at the southwest corner of Lot 1 of Cloverleaf Estates, Section 1, of record in Book 3700, Page 99, Register's Office for said County, thence, along the southerly boundary of said Lot1, Cloverleaf Estates, Section 1, South 89 degrees 19 minutes East, a distance of 90.0 feet to a concrete monument at the northwesterly corner of said Lot 3, Cloverleaf Estates, Section 3; thence, along the westerly boundary of said Lot 3, Cloverleaf Estates, Section 3, South 0 degrees 31 minutes East, a distance of 199.9 feet to the point of beginning.

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. 20220623-0072016, dated 5-5-2022 and recorded 6-23-2022, in the Register's Office of Davidson County, Tennessee.

This property with a common address of 5307 Cane Ridge Road, Antioch, Tennessee 37013.

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

Signature Page to Special Warranty Deed

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 4460 Page 112, 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 July 2, 2026, Job No. 25-089

    a. 10' public utility and drainage easement.

[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

