Prepared by:
Clark Business Law, PLLC
Attn: Aaron Benson
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Lindon, UT 84042

Karen Johnson Davidson County
Batch# 1485401 DEEDWARRSP
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20261016-0095294

First American Title
National Commercial Services
NCS File # 1304615

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF UTAH §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF UTAH §

Effective as of October 16, 2026, Meadow Creek, L.P., a Tennessee limited partnership (hereinafter referred to as "Grantor"), in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS and other good and valuable consideration in hand paid by Meadow Creek Owner LP, a Tennessee limited partnership (hereinafter called "Grantee"), whose address is 5050 N. 40th St., Suite 210, Phoenix, AZ 85016 the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, the real property located in Davidson County, Tennessee, which is more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto and with all buildings and improvements located thereon and the right, title and interest, if any, of Grantor in and to adjacent streets, alleys and rights-of-way to the centerline thereof, all strips and gores between the land and abutting properties, all rights in and to air rights, development rights (if any), zoning approvals and permits (if any), and drainage rights (if any) incidental to the such land (said land, buildings and improvements, together with Grantor's interest in the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interest related thereto, being hereinafter referred to as the "Property").

This conveyance is made expressly subject to all matters of record, including without limitation the Permitted Exceptions listed on Exhibit "B" attached hereto to the extent they actually affect title to the Property.

TO HAVE AND TO HOLD the Property, subject as aforesaid, unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject as aforesaid, unto

Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the date first set forth above.

GRANTOR:

Meadow Creek, L.P.,
a Tennessee limited partnership

By: WCO ECG GP, LLC,
a Tennessee limited liability company,
its general partner

By: TRC HMW Holdings, LLC,
a Delaware limited liability company,
its sole member

By: TRC HMW Operator, LLC,
an Idaho limited liability company,
its managing member

By: TRC Partners, LLC,
an Idaho limited liability company,
its manager

By: _____
Name: Russ Walker
Title: Manager

STATE OF UTAH _____)
) ss
COUNTY OF UTAH _____)

The foregoing instrument was acknowledged before me on September 18th, 2026, by Russ Walker, the manager of TRC Partners, LLC, which is the manager of TRC HMW Operators, LLC, which is the managing member of TRC HMW Holdings, LLC, which is the sole member of WCO ECG GP, LLC, which is the general partner of Meadow Creek, L.P., on behalf of such entities.

ELISABETH BRYNN MORSE
Notary Public, State of Utah
Commission # 739713
My Commission Expires
October 18, 2028

_____
Notary Public

Print Name: Elisabeth Brynn Morse
Serial No. (if any): 739713
My Commission Expires: 10/18/2028

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Tract 1

All that certain plot, piece of parcel of land, situate, lying and being in the Tenth Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod situated in the westerly margin of Dickerson Pike, said point also being the southeast corner of the Paul M. and Judy T. Finholt property of record in Book 8394 Page 10, in the Register's Office for Davidson County, Tennessee; Thence along said road, South 20 degrees 10 minutes 34 seconds West, a distance of 670.81 feet to an iron rod; Thence leaving said road, North 69 degrees 49 minutes 26 seconds West, a distance of 354.68 feet to an iron rod; Thence North 74 degrees 49 minutes 28 seconds East, a distance of 20.00 feet to an iron rod; Thence North 14 degrees 26 minutes 11 seconds East, a distance of 745.79 feet to an iron rod; Thence South 74 degrees 37 minutes 53 seconds East, a distance of 252.34 feet to an iron rod; Thence South 37 degrees 03 minutes 17 seconds East, a distance of 192.08 feet to the point of BEGINNING, contained 280,506.450 square feet or 6.440 acres of land; according to the survey of Dale & Associates, Consulting Civil Engineering, Steven D. Delle, Surveyor, dated 9 July 2001 bearing Job Number 98020.

Being the same property conveyed to Meadow Creek, L.P., a Tennessee limited partnership, by Deed from Kirby Clifton, Jr., Trustee of the Clifton Family Revocable Living Trust Agreement Dated 22 August 1995 of record in Instrument No. 200108070084509, in the Register's Office of Davidson County, Tennessee.

Tract 2

All that certain plot, piece of parcel of land, situate, lying and being in the Tenth Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod situated in the westerly margin of Dickerson Pike, said point also being the northeast corner of the Rolling Meadows Section One of record in Plat Book 6250 Page 504, in the Register's Office for Davidson County, Tennessee; Thence leaving said road, North 68 degrees 39 minutes 48 seconds, West, a distance of 303.15 feet to an iron rod; Thence North 87 degrees 21 minutes 33 seconds West, a distance of 349.44 feet to an iron rod; Thence North 19 degrees 28 minutes 15 seconds West, a distance of 315.83 feet to an iron rod; Thence North 74 degrees 05 minutes 43 seconds East, a distance of 124.15 feet to an iron rod; Thence South 48 degree 57 minutes 04 seconds East, a distance of 131.45 feet to an iron rod; Thence North 74 degrees 49 minutes 28 seconds East, a distance of 318.72 feet to an iron rod; Thence South 69 degrees 49 minutes 26 seconds East, a distance of 354.73 feet to the point of BEGINNING, containing 245,968.896 square feet or 5.647 acres o land; according to the survey of Dale & Associates, Consulting Civil Engineering, Steven D. Delle, Surveyor, dated July 9, 2001 bearing Job Number 98020.

Being the same property conveyed to Meadow Creek, L.P., a Tennessee limited partnership, by Deed from Morningside of Tennessee, L.P., a Delaware limited partnership d/b/a Morningside of Goodlettsville of record in Instrument No. 200108070084510, in the Register's Office of Davidson County, Tennessee.

ALSO DESCRIBED AS:

Being Lot No. 1 on the Final Plat of MEADOWCREEK SUBDIVISION of record in Instrument No. 200302110018734, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers, by and between Clifton and Carver, Inc. and The City of Goodlettsville, Tennessee, its successors and assigns, of record in Book 5818 Page 702, in the Register's Office of Davidson County, Tennessee.

3. Right-of-way or easement contained in Deed of record in Book 11198 Page 58; as affected by Plat of record in Instrument No. 200302110018734, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits, by and between Meadow Creek, L.P. and Tennessee Housing Development Agency, of record in Instrument No. 200312310184975, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Grant of Easement, by and between Meadow Creek, L.P. and Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 201112120096735, in the Register's Office of Davidson County, Tennessee.

6. All matters shown on plat(s) of record in Instrument No. 200302110018734, in the Register's Office of Davidson County, Tennessee.

7. That portion of the land embraced within the bounds of any public road or thoroughfare.

8. Rights of parties in possession not shown by the Public Records.

9. Matters caused by or arising under Grantee.

10. Matters that would be disclosed by an accurate and complete land survey of the Property or which could be discovered by a physical inspection of the Property.

11. All laws, ordinance or regulations in effect relating to the Property.

12. Rights of utility companies with respect to the Property.

13. Water rights or claims to title to water.

STATE OF UTAH }
COUNTY OF SALT LAKE }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $ 9,400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2026.

NOTARY PUBLIC

My Commission expires: 1/5/2029

LOGAN JORGENSEN
Notary Public - State of Utah
Comm. No. 740174
My Commission Expires on
Jan 5, 2029

Tennessee Certification of Electronic Document

I, Aaron C. Hansen, 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 October 16, 2026.

Affiant Signature

Date: 10/16/2026

State of Utah
County of Salt Lake

Sworn to and subscribed before me this 16th day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/5/2029

NOTARY'S SEAL

LOGAN JORGENSEN
Notary Public - State of Utah
Comm. No. 740174
My Commission Expires on
Jan 5, 2029