Karen Johnson Davidson County
Batch# 214625 DEEDQC
04/05/2019 12:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190405-0031242

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Combined Map & Parcel No. 155-00-0-090.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this 5TH. Day of April, 2019.

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

My Commission Expires: 5/2/22

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
PETER WEISS, ATTORNEY AT LAW, Ortale Kelley Law Firm
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Phelan Stow-It, LLC	**"OWNER"**
(Name)	(Name)
2100 Main Street, Suite 106	
(Street Address)	(Street Address)
Irvine, CA 92614	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED TO COMBINE SEPARATE MAP AND PARCEL NUMBERS INTO A SINGLE MAP AND PARCEL NUMBER

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Phelan Stow-It, LLC, a California limited liability company**, hereinafter called the "**Grantor**", does hereby quitclaim and convey, **for the purpose of combining separate map and parcel numbers into a single map and parcel number**, all of its right, title and interest to, **Phelan Stow-It, LLC, a California limited liability company,** hereinafter called the "**Grantee**", its successors and assigns, certain tracts or parcel of improved property located in Nashville, Davidson County, Tennessee, and more fully described as follows, to-wit:

A tract of land in the 2nd District, Davidson County, Tennessee. The said tract being bounded on the south by Learning Lane, on the west by Collins Road, on the north by the Steven Ladd tract, as recorded in Instrument number 200603100027845, Register's Office for Davidson County,

Tennessee (RODC) and on the north and east by the Metro Government Harpeth Valley tract, as recorded in Book 1968, Page 223, RODC. The said tract being described as follows:

Point of beginning being an iron rod old on the northern Right of Way (ROW) of learning lane and the southwestern corner of the said Metro Government Harpeth Valley tract; thence along said ROW South 52°13'16" East 252.60' to an iron rod new at the intersection of ROW of Learning Lane and Collins Road; thence with the eastern ROW of Collins Road North 38°04'51" West 64.98' to an iron rod new; thence with a curve to the left having a radius of 208.00', an arc length of 88.39' and a chord bearing and distance of North 47°46'42" West 87.73' to an iron rod new; thence with the common lines of said Steven Ladd and the Metro Government Harpeth Valley tracts South 81°26'07" East 35.88' to an iron rod old; thence North 07°55'05" East 349.14' to a concrete monument old; thence South 36°46'37" East 369.33' to the point of beginning.

Tract contains 62,105 square feet or 1.42 acres, more or less.

Being the same property conveyed to Phelan Stow-It, LLC, a California Limited Liability Company, by Warranty Deed from St. Thomas Hospital Employees Credit Union, a Tennessee credit union, NKA St. Thomas Credit Union, of record in Instrument No. 20180730-0074171, Register's Office for Davidson County, Tennessee.

Current Separate Map and Parcel Numbers and Combined Map and Parcel Number

Current Map and Parcel Numbers: 155-00-0-090.00 and 155-00-0-091.00
Combined Map & Parcel Number: 155-00-0-090.00

Current Property Addresses and Combined Property AddressMap and Parcel Number

Current Property Addresses: 7860 Learning Lane, Nashville, Tennessee 37221 and
8236 Collins Road, Nashville, Tennessee 37221
Combined Property Address: 7860 Learning Lane, Nashville, Tennessee 37221

This conveyance is subject to any and all easements and setback lines and restrictive covenants, if any, of record.

Witness this 4 Day of April, 2019.

Phelan Stow-It, LLC,
a California limited liability company

By: Dominion Storage Consulting, LLC,
a Delaware limited liability company,
its Manager

By: _____
Daniel J. Elefante, Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On 4/4/19 before me, T. Nitzkowski, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Daniel J. Elefante
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

T. NITZKOWSKI
Notary Public - California
Orange County
Commission # 2238367
My Comm. Expires Apr 16, 2022

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature T. Nitzkowski
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dee Ray



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public