Karen Johnson Davidson County
Batch# 232397 DEEDQC
05/21/2019 07:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190521-0047614

This instrument prepared by and after recording return to:
Cherry Petersen Landry Albert LLP
8350 N. Central Expressway,
Suite 1500
Dallas, Texas 75206

Return Recorded Document to:
Cherry Petersen Landry Albert LLP
8350 N. Central Expressway, Suite 1500
Dallas, Texas 75206

Name/Address of Property Owner:
Charlotte Ave Storage, LLC
1420 E. 7th Street, Suite 150
Charlotte, NC 28204

Send Tax Bills To:
****same***
*****

Mar/Parcel Numbers:
Map 92-10
Parcels 314 & 320

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CHARLOTTE PIKE STORAGE, LLC, a Delaware limited liability company (hereinafter called "Grantor"), by these presents does hereby quitclaim and convey unto CHARLOTTE AVE STORAGE, LLC, a Delaware limited liability company, (hereinafter called "Grantee") all right, title and interest in and to a certain tract or parcel of land in Davidson County, Nashville, Tennessee, described as follows:

SEE ATTACHED PROPERTY DESCRIPTION AS "EXHIBIT A" (the "Property").

Being the same parcels of property conveyed to Grantor by (a) PLAINSMAN GROUP, LLC, a Tennessee limited liability company of record as Instrument No. 20161025-0112467 and (b) Charlotte Pike Storage, LLC, a Delaware limited liability company, by Quitclaim Deed of record in Instrument No. 20170213-0015029 (for the purposes of consolidating the tax parcels). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect.

SIGNATURE ON FOLLOWING PAGE

Executed as of May 16, 2019.

CHARLOTTE PIKE STORAGE LLC,
a Delaware limited liability company

By: Self-Storage Partners 2016 LP,
its Managing Member

By: Self-Storage Partners 2016 GP LLC,
its General Partner

By: _____
Julian Hawes, Jr., Vice President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 14 day of May, 2019 by Julian Hawes, Jr., the Vice President of Self-Storage Partners 2016 GP LLC, the General Partner of Self-Storage Partners 2016 LP, the Managing Member of CHARLOTTE PIKE STORAGE LLC, a Delaware limited liability company, on behalf of said entities.

_____
Notary Public in and for the State of Texas

Kayla Finstein
Printed Name

My Commission Expires:
6-14-22

KAYLA FINSTEIN
Notary Public, State of Texas
Comm. Expires 06-14-2022
Notary ID 131605529

EXHIBIT A

Property

Being a tract of land lying in the 21st District of Davidson County, Nashville, Tennessee. Said tract being bounded on the north by Metro Government as recorded in Instrument Number 20150115-000-4419, Register's Office of Davidson County, Tennessee (RODC), bounded on the east by the western Right of Way (R.O.W.) of 26th Avenue North, bounded on the south by HCA Realty, Inc. as recorded in Deed Book 6795, Page 522, RODC, and bounded on the west by the eastern R.O.W. of 27th Avenue North. Tract being more particularly described as follows:

POINT OF BEGINNING being a found PK nail lying on said eastern R.O.W. of 27th Avenue North, being the southwest corner of said Metro Government and being the northwest corner of the property being described herein; thence along the common line of said Metro Government with the following:

N78042'27" East 63.09 feet to a set point; thence North 78048'04" East 281.86 feet to a set point; thence along said western R.O.W. of 26th Avenue North with the following: South 08039'00" West 21.72 feet to a set point; thence South 04045'10" West 144.18 feet to a set point; thence along the common line of said HCA Realty, Inc. with the following: with a curve to the right have a length of 167.03 feet, a radius of 430.00 feet, a central angle of 22015'23", and having a chord bearing and distance of South 6758'45" West 165.98 feet to a set point; thence South 78027'22" West 178.33 feet to a set point; thence along said eastern R.O.W. of 27th Avenue North with the following: with a curve to the right having a length of 49.62 feet, a radius of 624.00 feet, a central angle of 04033'23", and having a chord bearing and distance of North 03012'34" West 49.61 feet to a set point; thence North 01027'46" West 30.00 feet to a set point; thence with a curve to the right having a length of 32.86 feet, a radius of 625.00 feet, a central angle of 03000'45", and having a chord bearing and distance of North 03019'43" East 32.86 feet to a set point; thence North 04050'05" East 83.95 feet to the point of beginning

Bearings based on Tennessee State Plane Coordinate System
Tract contains 63,503 square feet, or 1.46 acres.

Being the same property conveyed to Charlotte Pike Storage, LLC, a Delaware limited liability company, by Quitclaim Deed of record in Instrument No. 20170213-0015029, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).