Karen Johnson Davidson County
Batch# 380702 DEEDQC
04/02/2020 08:06:30 AM 5 pgs
Fees: $28.00 Taxes: $21,230.60
20200402-0035229

PREPARED BY AND AFTER
RECORDING RETURN TO:

AMERCO REAL ESTATE COMPANY
2727 N. Central Avenue
Phoenix, AZ 85004
Attention: Jean Covington

ADDRESS NEW OWNER AS FOLLOWS:

AREC 42, LLC
2727 N. Central Avenue
Phoenix, AZ 85004
Attention: Jean Covington

SEND TAX BILLS TO:

Tax Department
P.O. Box 29046
Phoenix, AZ 85038-9046

QUITCLAIM DEED

(772081)

For the consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Amerco Real Estate Company, a Nevada corporation (the "Grantor"), hereby bargains, sells, releases, remises, quit claims, and conveys unto AREC 42, LLC, a Delaware limited liability company with mailing address 2727 N. Central Ave, Phoenix, AZ 85004 (the "Grantee"), the following real property situated in Davidson County, State of Tennessee, together with all rights, title, interest and privileges appurtenant thereto:

See Exhibit "A" Attached Hereto and Incorporated Herein by this Reference (the "Property").

DATED this 16 day of March, 2020.

GRANTOR:

Amerco Real Estate Company,
a Nevada corporation

By: _____
Name: Matthew F. Braccia
Its: President

STATE OF ARIZONA }
} s.s.
COUNTY OF MARICOPA }

On this 16 day of March, 2020, before me, the undersigned notary public, personally appeared Matthew F. Braccia, President of Amerco Real Estate Company, a Nevada corporation, who proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President as aforesaid.

_____
Notary Public

My commission expires: 9.25.20
{SEAL}

SCOTT MAFUCCI
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
September 25, 2020

Property Address:

1515 Gallatin Pike N
Madison, Tennessee 37115

Property Owner:

Amerco Real Estate Company
2727 N. Central Avenue
Phoenix, AZ 85004

Tax Parcel Number: 034-09-0-176.00

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $5,738,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16 day of March, 2020.

Notary Public

My Commission Expires:
9.25.20

SCOTT MAFUCCI
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
September 25, 2020

EXHIBIT A
LEGAL DESCRIPTION
(772081)

A certain tract or parcel of land lying in Davidson County, Tennessee, being Lot No. 4 on the Plan of Rivergate Station, Section Four, a Commercial Subdivision - A Re-Subdivision of Lot 8 Rivergate Station Section Three, as shown on a plat of record in Book 7900, Page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Dale and Associates entitled "1515 Gallatin Pike," dated June 18, 2001 (Job No. 01058), and last revised September 11, 2001, as follows:

Beginning at an iron rod situated in the Easterly margin of Gallatin Pike, said point also being the Northwesterly corner of Turbo Investments International, Inc., of record in Book 9439, Page 191, said Register's Office; thence, along said road, North 20 degrees 35 minutes 55 seconds East, a distance of 86.71 feet to an iron rod; thence, leaving said road, South 69 degrees 24 minutes 05 seconds East, a distance of 43.57 feet to an iron rod; thence, North 82 degrees 43 minutes 06 seconds East, a distance of 148.73 feet to an iron rod; thence, North 20 degrees 35 minutes 59 seconds East, a distance of 95.00 feet to an iron rod; thence, South 69 degrees 25 minutes 23 seconds East, a distance of 260.00 feet to an iron rod; thence, North 20 degrees 35 minutes 59 seconds East, a distance of 25.00 feet to an iron rod; thence, South 69 degrees 24 minutes 01 seconds East, a distance of 225.00 feet to an iron rod; thence, South 20 degrees 35 minutes 59 seconds West, a distance of 10.00 feet to an iron rod; thence, South 69 degrees 24 minutes 01 seconds East, a distance of 82.06 feet to an iron rod; thence South 07 degrees 17 minutes 01 seconds East, a distance of 259.76 feet to an iron rod situated in the Northerly margin of Edenwold Road; thence, along said road, South 82 degrees 42 minutes 59 seconds West, a distance of 742.00 feet to an iron rod; thence, leaving said road, North 07 degrees 17 minutes 01 seconds West, a distance of 351.00 feet to an iron rod; thence, North 69 degrees 24 minutes 05 seconds West, a distance of 43.57 feet to the point of beginning and containing 302,691.900 square feet or 6.949 acres of land, more or less.

Together with appurtenances contained in a Reciprocal Declaration of Easements and Uses Agreement as of record in Book 7993, Page 584, as amended in Book 9439, Page 193, said Register's Office; and

Together with appurtenances contained in Declaration of Permanent Building Restriction of record in Book 7993, Page 619, as re-recorded in Book 7997, Page 774, said Register's Office.

Being the same property conveyed to Amerco Real Estate Company by Special Warranty Deed from J.D. Eatherly of record in Instrument No. 20200107-0002083, Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 7, 2020.

Certificate of Authenticity

I, Beressa Becton, do hereby make an 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.

Signature

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a notary public for this county and state, Beressa Becton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4-26-2020

Pamela Cox
Signature

Commission #

