This instrument prepared by:
Alexander Ricks PLLC
1420 E. 7th Street, Suite 100
Charlotte, NC 28204

Karen Johnson Davidson County
Batch# 753216 DEEDWARRSP
11/12/2021 08:59:30 AM 5 pgs
Fees: $28.00 Taxes: $59,759.63
20211112-0150599

Name and Address of Property Owner	Send Tax Bills To:	Map and Parcel Number:
Life Storage LP 6467 Main Street Buffalo, NY 14221	Life Storage LP 6467 Main Street Buffalo, NY 14221	092-10-0-314.00

SPECIAL WARRANTY DEED

THIS DEED, made this 21 day of October, 2021, between **Charlotte Ave Storage, LLC**, a Delaware limited liability company whose mailing address is 1420 E. 7th Street, Suite 100, Charlotte, NC 28204 and is hereinafter called "Grantor", and **Life Storage LP**, a Delaware limited partnership whose mailing address is 6467 Main Street, Buffalo, NY 14221, hereinafter called "Grantee", (Whenever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for the purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

WITNESSETH THAT Grantor, for and in consideration of the sum of SIXTEEN MILLION ONE HUNDRED FIFTY-ONE THOUSAND TWO HUNDRED FIFTY and No/100 Dollars ($16,151,250.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, that certain real property situate, lying and being at Nashville, County of Davidson, State of Tennessee, more particularly described in Exhibit A, attached hereto and incorporated herein and hereinafter collectively designated "the Land",

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Land belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD the Land unto Grantee, Grantee's heirs and assigns or successors and assigns, forever.

Grantor WARRANTS that (a) said Grantor is lawfully seized and possessed of the Land and in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to the Land to the said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by or through the Grantor, but no further or otherwise and (b) Grantor will execute such other and further assurances of the same as may be required. The conveyance described herein is subject to restrictions, conditions, reservations, easements and other matters of record, and any matters that may be disclosed by a current survey and/or physical inspection of the Land.

00812-054/00335091

[Signature Page to Special Warranty Deed]

WITNESS our hands this 21st day of October, 2021.

GRANTOR:
CHARLOTTE AVE STORAGE, LLC, a
Delaware limited liability company

By: Proffitt Dixon Partners, LLC
Its: Manager

By: _____
Name: Wyatt T. Dixon, III
Title: Manager

STATE OF NORTH CAROLINA)
) SS.
COUNTY OF MECKLENBURG)

Before me the undersigned, a Notary Public of the State of North Carolina, do certify that, on the date below, before me in said County came Wyatt T. Dixon, III as Manager of Proffitt Dixon Partners, LLC, the Manager of **Charlotte Ave Storage, LLC**, to me known, and/or proven by satisfactory current evidence to be the within grantor, whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that they are fully informed of the contents of the instrument and that they signed their name to this instrument for the purposes stated therein; and said instrument is the free act and deed of the grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official, this 19 day of October, 2021.

_____
Notary Public for NC
Print Name: Daniel A Merlin

My commission expires on: 6/8/25

DANIEL A. MERLIN NOTARY PUBLIC MECKLENBURG COUNTY, NC

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer is $16,151,250.00.

AFFIANT

Subscribed and sworn to before me,
this the 19 day of October, 2021.

Notary Public

My commission expires: 6/8/25

DANIEL A. MERLIN NOTARY PUBLIC MECKLENBURG COUNTY, NC

10010635v2

EXHIBIT A

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows; Beginning at an existing PK nail on the easterly right-of-way line of 27th Avenue North at a corner common with HCA Realty, INC., as of record in Book 7466, Page 683, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of 27th Avenue North along a curve to the right with an arc length of 114.12 feet, the radius of which is 630.00 feet, the central angle of which is 10 deg 22 min 42 sec, the chord of which is North 00 deg 18 min 26 sec West, 113.96 feet to an existing PK nail;

Thence North 04 deg 52 min 55 sec East, 82.50 feet to an existing PK nail at a corner common with Metro Government, as of record in Deed Instrument No. 201501150004419, at said Register's Office, also being the center line of Felicia Street closed by Bill No. 88-374, easements retained;

Thence leaving the easterly right-of-way line of 27th Avenue North with the southerly property line of Metro government, North 78 deg 45 min 17 sec East, 68.30 feet to an existing PK nail;

Thence North 78 deg 50 min 54 sec East, 284.52 feet to an existing iron rod on the westerly right-of-way line of 26th Avenue North;

Thence with the westerly right-of-way line of 26th Avenue North, South 08 deg 41 min 50 sec West, 22.54 feet to an existing iron rod;

Thence South 04 deg 48 min 00 sec West, 142.13 feet to an existing iron rod at a corner common with said HCA Realty, INC.;

Thence leaving the westerly right-of-way line of 26th Avenue North with the northerly property line of HCA Realty, INC., along a curve to the right with an arc length of 170.21 feet, the radius of which is 430.00 feet, the central angle of which is 22 deg 40 min 47 sec, the chord of which is South 67 deg 48 min 53 sec West, 169.10 feet to an existing railroad spike;

Thence South 78 deg 30 min 12 sec West, 184.36 feet to the point of beginning, containing 64,968 square feet (1.49 acres more or less).

Being the same property conveyed to Charlotte Ave Storage, LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20190521-0047613, in the Register's Office of Davidson County, Tennessee.

Together with the non-exclusive easement rights contained in Reciprocal Access Easement Agreement of record in Instrument Number 2018 0111-0003674, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Yale Riley, 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 21, 2021 (date of document).

Affiant Signature

November 5, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of November, 2021

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY