Karen Johnson Davidson County
Batch# 753216 DEEDQC
11/12/2021 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211112-0150600

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

Return Recorded Document to:
Phillips Lytle LLP
Attn: John A. Pappano
125 Main Street
Buffalo, NY 14203-2887

Name/Address of Property Owner:
Life Storage LP
6467 Main Street
Buffalo, NY 14221

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

Mar/Parcel Numbers:
092-10-0-314.00

NON-WARRANTY 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 AVE STORAGE, LLC, a Delaware limited liability company (hereinafter called "Grantor"), by these presents does hereby QUITCLAIM and convey unto LIFE STORAGE LP, a Delaware limited partnership, (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").

GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE OF THE PROPERTY CONVEYED HEREUNDER.

Being the same parcels of property conveyed to Grantor by Charlotte Pike Storage, LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20190521-0047613. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect.

SIGNATURE ON FOLLOWING PAGE

00812-054/00335092

Executed as of October 21, 2021.

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

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: 5/8/25

DANIEL A. MERLIN NOTARY PUBLIC MECKLENBURG COUNTY, NC

00812-054/00335092

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public

DANIEL A. MERLIN NOTARY PUBLIC MECKLENBURG COUNTY, NC

My Commission Expires

10010707v2

EXHIBIT A

Property

Being a 1.446 acre 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 630.02 feet, the chord of which is N 02° 42' 39" W, 113.96 feet to a 5/8" iron rod set for an angle point on the west line of this tract and the east right of way of said 27th Avenue North;

Thence N 02° 22' 22" E, 85.49 feet to an existing PK nail with a Cherry Land Surveying tag 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, N 78° 45' 17" E, 68.30 feet to a 5/8" iron rod set for an angle point in the north line of this tract;

Thence N 78° 50' 54" E, 276.60 feet to a 5/8" iron rod set on the westerly right-of-way line of 26th Avenue North;

Thence with the westerly right-of-way line of 26th Avenue North, S 08° 41' 50" W, 23.60 feet to a 5/8" iron rod set;

Thence S 04° 48' 00" W, 142.13 feet to a 1/2" iron rod found at a comer 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 166.68 feet, the radius of which is 441.71 feet, the chord of which is S 68° 11' 36" W, 165.69 feet to an existing railroad spike;

Thence S 76° 41' 28" W, 171.84 feet to the point of beginning, containing 62,970 square feet (1.446 acres more or less).

Being the same property conveyed to Life Storage LP, a Delaware limited partnership, by Special Warranty Deed being recorded simultaneously herewith. 202111120150599

Bearings in the descriptions above are based on Tennessee State Plane Coordinates, nad-83, US Foot.

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

202111120150600