Karen Johnson Davidson County
Batch# 809370 DEEDWARRSP
02/22/2022 11:28:41 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00
20220222-0019834

This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
WH Storage Partners LLC
203 Evelyn Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO.:
71-11-514.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **1404 Dickerson, LLC, a Tennessee limited liability company** have this day bargained and sold, and do hereby transfer and convey unto the said **WH Storage Partners LLC, a Tennessee limited liability company**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Lying and being in Davidson County, State of Tennessee, being part of Lot Number 8 and all of Lot No. 9, Block "C", of the East-View Subdivision of the Shwab Property, as shown on plat of record in Book 547, Page 64, Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description. Commencing at the South East right of way of Fern Ave. and Dickerson Pk travel thence S 23-49-36 W 305.82' to a mag nail at the Southeast corner of the lot described herein being the True point of Beginning, thence N 71-42-17 W 362.94' to an iron pin, thence N 17-35-16 E 80.03' to an iron pin, thence S 71-38-24 E 372.00' to a mag nail, thence along the right of way of Dickerson Pk S 24-04-58 W 80.01' to the point of beginning, containing 29,329.8 SF or 0.67 Acres, according to a field run survey by Elkins Surveying Co., dated Sept. 28, 2020.

Being the same property conveyed to 1404 Dickerson, LLC, a Tennessee limited liability company by Warranty Deed from Howdy Hospitality LLC, a Texas limited liability company of record in Instrument No. 20210203-0015842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: property taxes, which have been prorated and assumed by the grantee (s) herein; any and all existing easements and restrictions as shown of record including those listed in Plat Book 547, page 64; and Instrument No. 20101206-0096753, Register's Office for Davidson County, Tennessee.

This is improved property, known as **0 Dickerson Pike, Nashville, TN 37205**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made

by Grantor, but on their own judgment.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 15th day of February, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

1404 Dickerson, LLC
By: 1404 Dickerson Manager, LLC

BY: _____
Tyler Cauble
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyler Cauble, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Manager of 1404 Dickerson Manager, LLC, Manager of 1404 Dickerson, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager of 1404 Dickerson Manager, LLC, Manager of 1404 Dickerson, LLC executed the foregoing instrument for the purpose therein contained.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public, State of Tennessee
Notary's Commission expires: 11-5-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,450,000.00.

_____
Affiant

Subscribed and sworn to before me this the 15th day of February, 2022.

_____
Notary Public

My commission expires: 07/09/24

(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024