Karen Johnson Davidson County
Batch# 820433 DEEDWARRSP
03/11/2022 01:40:30 PM 6 pgs
Fees: $33.00 Taxes: $4,070.00
20220311-0028858

DEED

This Instrument prepared by:

Greenberg Traurig, P.A.
333 SE 2nd Avenue Suite 4400
Miami, FL 33131
Attn: Steven Goldman
goldmans@gtlaw.com

After recording return to:

PS Southeast One, Inc.
701 Western Avenue, PS #27359
Glendale, CA 91201
Attn: Development
dwollent@publicstorage.com

SPECIAL WARRANTY DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel No.**
PS Southeast One, Inc. **701 Western Avenue, PS #27359** **Glendale, CA 91201** **Attn:** Development dwollent@publicstorage.com	**PS Southeast One, Inc.** **701 Western Avenue** **PS #26647** **Glendale, CA 91201**	175-00-0-085

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Jonathan Lanning, an individual** (the "Grantor"), for and inconsideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **PS Southeast One, Inc., a Delaware corporation** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacentstreets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This property is commonly known as: 4119 Murfreesboro Pike, Nashville, TN.

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor

does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 4th day of February, 2022.

GRANTOR:

JONATHAN LANNING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jonathan Lanning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Jonathan Lanning, an individual, the within named bargainor, and that such he as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as its Owner.

Witness my hand and seal, at office this 4th day of February, 2022.

Notary Public

My commission expires: 11/06/2023

LOGAN T. YUCHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $1,100,000.00.

Affiant

Sworn to and subscribed before me on this 4th day of February 2022.

Notary Public
My Commission Expires: 11/06/2023

202203110028858

EXHIBIT A

[*Property Legal Description*]

ALL that tract or parcel of land and premises, situate, lying and being in the City of Antioch, County of Davidson and State of Tennessee, more particularly described as follows:

A tract of land in the 2nd, formerly 3rd, Civil District of said County, being part of Lot No. 4 on the plan on the Lands of J.F. Hibbett, deceased, not of record, and more particularly described as follows:

Beginning at a point in the Southwesterly margin of the Murfreesboro Pike, at the Northeast corner of the property conveyed to G.C. Mudd and wife, by deed from Mrs. Nora Lee Hibbett, on record in Book 1235, Page 216, Register's Office for said County; thence along Mudd's line South 39 deg. West 24.18 poles; thence South 54 1/2 deg. East 213 feet 7 inches to a stake; thence Northeasterly 456 feet to the margin of Murfreesboro Pike; thence with the margin of the same, North 47 deg. West 171 feet to the beginning, containing 2 acres, more or less.

BEING THE SAME PREMISES conveyed to Jonathan Lanning, by Quit Claim Deed, from Jonathan A. Lanning and Robert E. Lanning, dated January 10, 2015 and recorded January 11, 2018 in the Davidson County Official Records Office as Document No. 20180111-0003641.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. Taxes and assessments for the year 2022 and all subsequent years, a lien not yet due and payable; and

2. All conditions, restrictions, covenants, limitations, easements and matters of record, without reimposing same.

- End of Exhibit

Tennessee Certification of Electronic Document

I, Shanika Hudson 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 Feb 4, 2022 (date of document).

Affiant Signature

02-04-2022
Date

State of New York

County of Queens

Sworn to and subscribed before me this 04 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/2024

NOTARY'S SEAL

MISTY AUTUM LANDOLT
Notary Public - State of New York
No. 01LA6410460
Qualified in Queens County
My Commission Expires 10/26/2024

