This Instrument Prepared By:
Kerrick Bachert PSC
Scott A. Bachert
1025 State Street
Bowling Green, Kentucky 42101

Send Tax Bill to:
AMERCO Real Estate Company
A Nevada Corporation
2727 North Central Ave
Phoenix, Arizona 85004
Attn: Real Estate Department

MORTGAGEE:

Recording Info:

Karen Johnson Davidson County
Batch# 912069 DEEDWARR
09/02/2022 12:45:30 PM 6 pgs
Fees: $33.00 Taxes: $16,095.00
20220902-0099346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Million Three Hundred Fifty Thousand Dollars and no cents ($4,350,000.00), cash in hand paid by the hereinafter named, GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GALLATIN ROAD SELF STORAGE, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **AMERCO REAL ESTATE COMPANY**, hereinafter called the GRANTEE, its representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

*2727 N Central Ave 500
Phoenix AZ 85004

TRACT I: Commonly known as 1476 Gallatin Pike, Madison, Tennessee

Land in Davidson County, Tennessee, being Lots Nos. 1 to 8, both inclusive, of Block "E" on the map of Edenwold City, as of record in Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said lots adjoin and front together 175 feet on the southerly side of Shakespeare Avenue and run back between lines 110 feet on the east line of Lot 8, and on the west line of Lot 1, along the east right of way of Gallatin Pike (the distance not begin shown on said plan) to an alley in the rear on which they measure 227 feet.

Together with that portion of Alley #1404 abandoned by Metropolitan Government of Nashville and Davidson County, Tennessee in Ordinance No. BL2001-831. (Easements Abandoned)

INCLUDED IN THE ABOVE DESCRIBED PROBERTY BUT EXPRESSLY EXCLUDED from this conveyance is that part of the land conveyed to the State of Tennessee for right of way purposes by deed from Frank Crowder, of record in Book 2494, Page 91, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1476 Gallatin Pike, Madison, TN 37115
MAP/Parcel: 034 09 00 99.00

Tract I is subject to the following:

Subject is restrictive covenants contained in an instrument of record in Trust Deed Book 421, Page 123 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to an easement for right-of-way through, in favor of Jack W Garrison, set forth in an instrument of record in 200006020055105, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee Reference is here made to said Plat for a more complete depletion of the terms and details thereupon.

AND

TRACT II: Commonly known as O Shakespeare Avenue, Madison, Tennessee

Land in Davidson County, Tennessee, being Lot I, as shown on the map entitled Shakespeare Storage Facility, of record in Instrument Number 20090313-0022830, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gallatin Road Self Storage, LLC, by Warranty Deed from Brinkley Family Investments, LP, of record in Instrument Number 20161222-0134778, in the Register's Office for Davidson County, Tennessee, dated December 20, 2016.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage of square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability; condition or fitness thereof for any particular use or purpose. Grantee agree that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easement apparent from an inspection of said property.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever; and,

GRANTOR does covenant, as to the respective tract(s) conveyed herein by the respective Grantor, with the said GRANTEE that he/it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and

GRANTOR does further covenant and bind himself/itself, his/its heirs/successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this the 1st day of ~~August~~ September, 2022.

GALLATIN SELF STORAGE, LLC

Mark Williams, Member

STATE OF KENTUCKY)
COUNTY OF WARREN)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mark Williams**, as a Member, with whom I personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be General Partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name **Mark Williams**, as such authorized Member.

WITNESS my hand and official seal at office this 30 day of August, 2022.

NOTARY PUBLIC
My Commission Expires: 8/25/26

JOHN FRANCIS FOX II
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # 54674
MY COMMISSION EXPIRES 8/25/2026

STATE OF _____)
COUNTY OF _____)

The actual value or consideration, whichever is greater, for this transfer is $4,350,000.00.

AFFIANT

Subscribed and sworn to before me on this ____ day of August, 2022.

NOTARY PUBLIC
My Commission Expires: _____

GALLATIN SELF STORAGE, LLC

Mark Williams, Member

STATE OF KENTUCKY)
COUNTY OF WARREN)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mark Williams**, as a Member, with whom I personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be General Partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name **Mark Williams**, as such authorized Member.

WITNESS my hand and official seal at office this 30 day of August, 2022.

NOTARY PUBLIC
My Commission Expires: 8/25/26

JOHN FRANCIS FOX II
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # 54674
MY COMMISSION EXPIRES 8/25/2026

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The actual value or consideration, whichever is greater, for this transfer is $4,350,000.00.

AFFIANT

Subscribed and sworn to before me on this 31 day of August, 2022.

VALERIA C. RODRIGUEZ
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION #624419
MY COMMISSION EXPIRES
MARCH 30, 2026

NOTARY PUBLIC
My Commission Expires: 03/30/2026

Tennessee Certification of Electronic Document

I, Joel Montemayor, 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 Sep 1 2022 (date of document).

Affiant Signature

Sep 2 2022
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 2nd day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/24/2024

NOTARY'S SEAL

CHRISTINE J. HUGHES
Notary Public - Arizona
Maricopa Co. / #578530
Expires 03/24/2024