Karen Johnson Davidson County
Batch# 985633 DEEDQC
03/28/2023 11:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230328-0022544

Reserved for Recorder's Officer

AFTER RECORDING RETURN TO:
Jeffrey P. Foster
CubeSmart
5 Old Lancaster Road
Malvern, PA 19355

Prepared by:
Jeffrey P. Foster
CubeSmart
5 Old Lancaster Road
Malvern, PA 19355

Address of New Owner:

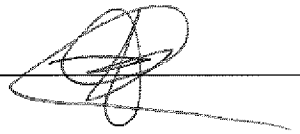
CubeSmart, L.P.
5 Old Lancaster Road
Malvern, PA 19355

Send Tax Bills To:

CubeSmart, L.P.
5 Old Lancaster Road
Malvern, PA 19355

Tax Map and Parcel No.
071 02 0 203.00

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER The actual consideration for this transfer is $10.00

Affiant 

Subscribed and sworn to before me this the 23rd day of March, 2023.

Notary Public *(Affix Seal)* Joan Vacca
My commission expires: 8-19-2023

Commonwealth of Pennsylvania - Notary Seal
Joan Vacca, Notary Public
Chester County
My commission expires August 19, 2023
Commission number 1292646
Member, Pennsylvania Association of Notaries

QUITCLAIM DEED

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

191 III CUBE TRINITY SUB, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has QUITCLAIMED and CONVEYED and does hereby QUITCLAIM and CONVEY unto **CUBESMART, L.P.**, a Delaware limited partnership ("Grantee"), in fee simple, Grantee's successors and assigns, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This is improved property known as 2426 Brick Church Pike, Nashville, Tennessee 37207.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

By acceptance of this Quitclaim Deed, Grantee agrees to and accepts all of the foregoing matters.

[Remainder of Page Intentionally Blank]

Land Services USA, Inc.
Accommodation Recording
THIS DOCUMENT IS NOT INSURED

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be executed on the date set forth in the acknowledgement attached hereto to be effective as of the 23rd day of March, 2023.

191 III CUBE TRINITY SUB, LLC,
a Delaware limited liability company

By: _____
Name: Jeffrey P. Foster
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF Chester)

Before me, the undersigned authority, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared Jeffrey P. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the 191 III CUBE TRINITY SUB, LLC, a Delaware limited liability company, the within named bargainor, and that he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and seal at office, on this the 23rd day of March, 2023.

[Affix Notarial Seal]

Joan Vacca
Notary Public
My commission expires 8-19-2023

Commonwealth of Pennsylvania - Notary Seal
Joan Vacca, Notary Public
Chester County
My commission expires August 19, 2023
Commission number 1292646
Member, Pennsylvania Association of Notaries

Grantor's Contact Information:
CubeSmart, L.P.
5 Old Lancaster Road
Malvern, PA 19355

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat AAA Storage Subdivision of record in Instrument No. 200204110045260, said Register's Office of Davidson County, Tennessee, and further described as follows:

A tract of land in the 2nd District, Davidson County, Tennessee, being Lot No. 1 of AAA Storage Subdivision as recorded in Instrument No. 200204110045260, Register's Office of Davidson County, Tennessee (RODC). Tract Being bounded on the south by Brick Church Realty, LLC as recorded in Instrument No. 201205150041993, RODC, on the west by KRC Family Partnership, LP, as recorded in Instrument No. 200412140148685, RODC and by Donna & James Coons as recorded in Instrument No. 200505200057027, RODC, on the north by Nashville Electric Service as recorded in Instrument No. 201210100092770, ROCD and on the east by the western Right of Way (ROW) of Brick Church Pike.

Tract being described as follows:

POINT OF BEGINNING being an iron pin on the western ROW of said Brick Church Pike and the northeastern corner of said Brick Church Realty, LLC; thence along the common line of said Brick Church Realty, LLC S 80° 41' 56" W 1325.36 feet to an iron rod with Dell RLS 1710 cap; thence N 18° 43' 40" W 73.08 feet to an iron rod with T&A RLS 1128 cap; thence N 17° 32' 30" W 122.94 feet to an iron rod with T&A RLS 1128 cap; thence N 80° 42' 55" E 1040.89 feet to a point; thence S 08° 58' 10" E 138.46 feet to a point; thence N 80° 41' 57" E 310.61 feet to a point; thence S 13° 43' 20" E 55.17 feet to the point of beginning.

Tract contains 215,861 square feet or 4.96 acres.
Bearings based on Tennessee State Plane Coordinate System.

Together with a non-exclusive easement for vehicular and pedestrian access as granted, limited and defined in the Declaration of Access Easement recorded in Instrument No. 20141121-0107420, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Storage Pros I-65 at Trinity LLC, a Delaware limited liability company, by (i) Warranty Deed from A-A-A Storage I-65 at Trinity, L.P., a Texas limited partnership (as to its 53% ownership interest), dated November 14, 2014 and recorded November 21, 2014 as Instrument Number 20141121-0107553, (ii) Warranty Deed from JM Assets, LP, a Nevada limited partnership (as to its 37% ownership interest), dated November 14, 2014 and recorded November 21, 2014 as Instrument Number 20141121-0107554 and (iii) Warranty Deed from JM Charitable Foundation, a Texas non-profit corporation (as to its 10% ownership interest), dated November 14, 2014 and recorded November 21, 2014 as Instrument Number 20141121-0107555, all in the Register's Office for Davidson County,

Being the same property conveyed to 191 III CUBE TRINITY SUB, LLC, a Delaware limited liability company, by Special Warranty Deed from STORAGE PROS I-65 AT TRINITY LLC, a Delaware limited liability company, dated April 21, 2016, and recorded on April 25, 2016, as Instrument No. 20160425-0039917, Davidson County, Tennessee.

Tax Parcel No.: 071 02 0 203.00

Tennessee Certification of Electronic Document

I, Susan Wagner Kane, 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 March 23, 2023 (date of document).

Susan Wagner Kane
Affiant Signature

March 23, 2023
Date

Commonwealth of
~~State~~ of Pennsylvania

County of Chester

Sworn to and subscribed before me this 23rd day of March, 2023.

Sharon C. Davidson
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHARON C. DAVIDSON, Notary Public
Chester County
My Commission Expires June 12, 2023
Commission Number 1035572