Karen Johnson Davidson County
Batch# 985633 DEEDQC
03/28/2023 11:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230328-0022545

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.
069 16 0 037.00

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.

(Affix Seal) *Notary Public* 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 BORDEAUX 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 3300 John Mallette Drive, 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 BORDEAUX 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 BORDEAUX 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

Being Lot No. 1, as shown on the Consolidation Plat Bordeaux Shopping Center of record as Instrument No. 20010306002102, Register's Office for Davidson County, Tennessee.

Said property also described as:
POINT OF BEGINNING being and ½ iron rod old on said northern ROW and being the southwestern corner of said Lot 2; thence with said ROW N 53° 22' 17" W 85.46 feet to an iron rod new; thence N 68° 12' 36" W 139.07 feet to an iron rod new; thence N 63° 35' 39" W 96.95 feet to a ¼. iron rod old; thence leaving said ROW with the common line of the said Mary C. Major tract N 02° 20' 34" E 199.13 feet to an iron rod old; thence with the common line of said Tonya Marie Norfleet N 00° 26' 28" W 102.21 feet to an Iron rod old with a cap marked JM Native.; thence N 85° 09' 46" W 60.46 feet to an iron rod new on said eastern ROW; thence along said ROW N 41° 02' 03" E 112.50 feet to an iron rod new; thence leaving said ROW with the common lines of said a portion of Lot 1 of the LE Smith Subdivision and Lot 1 Catheart Subdivision 1st Revision S 54° 10' 42" E 363.39 feet to an iron rod old with a cap marked "Volenteer".; thence long the common lines of Lot 1 of the Bordeaux Shopping Center, Section 2 S 04° 47' 46" W 28.08 feet to an iron rod new; thence S 04° 47' 46" W 161.71 feet to an iron rod old; thence S 85° 18' 09" E 72.42 feet to an iron rod new; thence with the common line of said Lot 2 S 40° 26' 30" W 156.53 feet to a PK nail old; thence with a curve to the left with an angle of 90° 39' 57", a radius of 24.99 feet, a length of 39.53 feet and having a chord bearing and distance of S 04° 52' 53" E 35.54 feet to the point of beginning.

Being the same property conveyed to 191 III CUBE BORDEAUX SUB, LLC, a Delaware limited liability company, by Special Warranty Deed from STORAGE PROS BORDEAUX LLC, a Michigan limited liability company, dated April 21, 2016, and recorded on April 25, 2016, as Instrument No. 20160425-0040011, Davidson County, Tennessee.

Tax Parcel No.: 069 16 0 037.00

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