Karen Johnson Davidson County
Batch# 1014966 DEEDQC
06/14/2023 10:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230614-0045347

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

Map/Parcel No.: 161000243.00 and
161000279.00

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

Affiant _____

Subscribed and sworn to before me this the 8th day of June, 2023.

(Affix Seal) *Notary Public* _____
My commission expires.

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 §

CUBESMART SWISS AVE, 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 425 Swiss Ave., Nashville, TN 37211.

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]

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 13th day of June, 2023.

CUBESMART SWISS AVE, 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 Vice President, of CUBESMART SWISS AVE, 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 13TH day of June, 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

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Tract I

Being a parcel of land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, said property being Lot No. 2, as shown on the plat of Resubdivision of Lot 2, Hickory Commercial Park, Section One of record in Plat Book 11190; Page 29, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Tract II

Being a parcel of land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, said property being Lot No. 5, as shown on the plat of Resubdivision of Lot 2, Hickory Commercial Park, Section One of record in Plat Book 11190, Page 29, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to AMS 1 Nashville Investment, LLC, a Delaware limited liability company, predecessor to Sunrise Self-Storage-Nashville I, L.P., from Silo Storage, L.L.C., an Arizona limited liability company; Mary Lois Wamacutt co-trustee and Rober Wamacutt, co-trustee, of the Testamentary Trust of Lois Warnacutt; Walter J. Selby, III, Living Trust; Jeffrey R. Galanti and wife, Susan Z. Galanti; F. Peter Gersbacher and wife, Lola J. Gersbacher, co-trustees of the Gersbacher Family Trust UTA, dated November 12, 1992; and Rennaissance Properties, LTD, a Minnesota corporation by Deed dated June 26, 2008, of record in Instrument No. 20080630-0067263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CUBESMART SWISS AVE, LLC , a Delaware limited liability company, by Special Warranty Deed from Sunrise Self-Storage-Nashville 1, L.P., a Tennessee limited partnership, dated March 18, 2015, and recorded on March 25, 2015, as Instrument No. 20150325-0025451, Davidson County Tennessee.

Tax Parcel No.: 161000243.00 and 161000279.00

Land Services USA, LLC
Accommodation Recording
THIS DOCUMENT IS NOT INSURED

Tennessee Certification of Electronic Document

I, Robin O'Donnell, 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 June 13, 2023 (date of document).

Robin a O'Donnell
Affiant Signature

6/14/2023
Date

Commonwealth
~~State~~ of Pennsylvania

County of Chester

Sworn to and subscribed before me this 14 day of June, 2023.

Sharon C. Davidson
Notary's Signature

MY COMMISSION EXPIRES: 6/12/2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Sharon C. Davidson, Notary Public
Chester County
My commission expires June 12, 2027
Commission number 1035572
Member, Pennsylvania Association of Notaries