| Address New Owner: | Map-Parcel Number: | Send Tax Bills To: |
|---|---|---|
| Pizzuti Donelson LLC<br>The Offices at the Joseph<br>629 North High Street, Suite 500<br>Columbus, Ohio 43215 | 096-01-0-060.00<br>096-01-0-074.00 | Same as New Owner |
| This instrument prepared by: Scott B. West, Esq.<br>629 North High Street, Suite 500, Columbus, Ohio 43215 | | |

## QUITCLAIM DEED TO CONSOLIDATE PARCELS

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PIZZUTI DONELSON LLC, an Ohio limited liability company ("Grantor"), by these presents hereby sells, assigns and quitclaims to PIZZUTI DONELSON LLC, an Ohio limited liability company ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain real property located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The sole purpose of this deed is to combine and consolidate the parcels comprising Tax Map and Parcel Nos. 096-01-0-060.00 and 096-01-0-074.00.

This is improved property known as 113 and 117 Donelson Pike, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitation, restrictions, and encumbrances as may affect the Property.

[*Signature Page to Follow*]

STATE OF OHIO
COUNTY OF FRANKLIN

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Scott B. West
Affiant

Subscribed and sworn to before me this 18th day of December, 2023.

HOLLY K. DEJORDY
Notary Public, State of Ohio
My Commission Expires:
July 10, 2028

Holly K. DeJordy
Notary Public
My Commission Expires: 7/10/2028

Karen Johnson Davidson County
Batch# 1089255 DEEDQC
01/08/2024 09:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240108-0001400

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective the 18th day of December, 2023.

**GRANTOR:**

**PIZZUTI DONELSON LLC.**
an Ohio limited liability company

By: _____
Scott B. West
Executive Vice President

STATE OF OHIO )
)
COUNTY OF FRANKLIN )

Before me, the undersigned Notary Public for the county and state aforesaid, personally appeared Scott B. West, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executive Vice President of Pizzuti Donelson LLC, the within named bargainor, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself, as such Executive Vice President.

WITNESS my hand and seal, at office in Franklin County, Ohio, on this 18th day of December, 2023.

_____
Notary Public

My Commission Expires: 7/10/2028

(seal)

HOLLY K. DEJORDY
Notary Public, State of Ohio
My Commission Expires:
July 10, 2028

*[Signature Page to Quitclaim Deed]*

## EXHIBIT A

## PROPERTY DESCRIPTION

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set located 75 feet from the center line of the Tennessee Central Railroad on the easterly margin of Donelson Pike; thence along a curve to the right with an arc length of 153.80 feet, the radius of which is 6,601.45 feet, the central angle of which is 01 deg 20 min 06 sec, the chord of which is North 11 deg 33 min 49 sec East, 153.80 feet to an iron rod set; Thence North 10 deg 53 min 46 sec East, 61.15 feet to an iron rod; Thence North 11 deg 00 min 02 sec East, 75.16 feet to an iron rod set at a corner common with James Thomas Murphy, as of record in Deed Instrument No. 20020923-0115216, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of Donelson Pike with the southerly property line of James Thomas Murphy, South 82 deg 33 min 20 sec East, 127.62 feet to an existing iron rod on the westerly property line of Leroy J. Humphries and John A. Beam, III, as of record in Deed Instrument No. 20110722-0056451, at said Register's Office; Thence with the westerly property line of Leroy J, Humphries and John A. Beam, III, South 08 deg 05 min 26 sec West, 44.01 feet to an existing iron rod; Thence with the southerly property line of Leroy J. Humphries and John A. Beam, III, South 81 deg 18 min 24 sec East, 256.61 feet to an existing iron rod; Thence North 06 deg 50 min 50 sec East, 98.60 feet to an iron rod set at a corner common with William B. Young, as of record in Book 5996, Page 889, at said Register's Office; Thence with the southerly property line of William B. Young, South 67 deg 59 min 10 sec East, 82.00 feet to an iron rod set on the westerly property line of Alden Horton, III, as of record in Deed Instrument No. 20210901-0117722, at said Register's Office; Thence With the westerly property line of Alden Horton, III and Cubesmart, LP, as of record in Deed Instrument No. 20121127-0108591, at said Register's Office, South 08 deg 30 min 05 sec West, 518.75 feet to an iron rod set on the northerly right-of-way line of C.S.X. Transportation Railroad; Thence With the northerly right-of-way line C.S.X. Transportation Railroad, North 62 deg 16 min 50 sec West, 173.91 feet to an existing iron rod; Thence North 09 deg 04 min 27 sec East, 26.42 feet to an existing iron rod; Thence North 62 deg 20 min 17 sec West, 329.17 feet to the point of beginning, containing 172,315 square feet (3.96 acres more or less).

Being the same property conveyed to Pizzuti Donelson LLC, as of record in Deed Instrument No. 20230609-0043803 and Deed Instrument No. 20230609-0043805, at said Register's Office.

This description was prepared by Cherry Land Surveying, Inc., certified by Michael H. Charette (TN RLS # 2048), and dated August 15, 2023.

**Certificate of Authenticity**

I, StephanieG Covington 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 December 18, 2023.

Date

StephanieG Covington

Affiant Signature

January 8, 2024

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of January, 20 24.

Jennifer L. Thomas

Notary's Signature

My Commission Expires: 3-9-2027

Date

Notary's Seal (if on paper)

JENNIFER L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027