QUITCLAIM DEED

Karen Johnson Davidson County Batch# 1141539 DEEDQC 06/03/2024 11:14:30 AM 5 pgs Fees: $27.00 Taxes: $0.00 20240603-0041008	STATE OF ~~TENNESSEE~~ California COUNTY OF Orange The actual consideration or value, whichever is greater, for this transfer is $0.00. P [illegible], AGENT Affiant Subscribed and sworn to before me, this the 28 day of May, 2024. Courtney Daniels Notary Public COURTNEY DANIELS Notary Public - California Orange County Commission # 2488131 My Comm. Expires May 21, 2028 My commission expires: May 21, 2028

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke, Esq.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
4611 Nolensville Road, Nashville, Davidson County, Tennessee 37211	c/o Westport Properties 660 Newport Center Drive, Suite 1450, Newport Beach, California 92660	147-11-0-039.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, WESTPORT NASHVILLE SELF STORAGE, LLC, a DELAWARE LIMITED LIABILITY COMPANY, as to an undivided 71.9888% tenants in common interest, by these presents does hereby quitclaim and convey unto WESTPORT NASHVILLE SELF STORAGE II, LLC, a DELAWARE LIMITED LIABILITY COMPANY, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 4611 NOLENSVILLE ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37211.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 29 day of MAY, 2024.

WESTPORT NASHVILLE SELF STORAGE II, LLC,
a Delaware limited liability company

By: Westport Properties, Inc.,
a California corporation
Its Manager

By: _____
Name: Charles Byerly
Title: President

By: _____
Name: Drew C. Hoeven
Title: Chairman

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged [himself/herself] to be the _____ of _____, the within named bargainor, a _____, and that as such _____ of [company/partnership], being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the [company/partnership] as _____, _____of the [company/partnership].

Witness my hand and seal, at office in _____, Tennessee, this the ___ day of _____, 202___.

_____
NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On May 28, 2024 before me, Courtney Daniels, notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Charles Byerly and Drew C. Hooven
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

COURTNEY DANIELS
Notary Public - California
Orange County
Commission # 2488131
My Comm. Expires May 21, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Exhibit A

Legal Description

[Survey Legal - Metes & Bounds]

BEING A TRACT OF LAND LYING TOTALLY IN THE 26TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY NOLENSVILLE PIKE, ON THE EAST BY I & M LLC, AND VASTLAND NORTHCREST DEVELOPMENT NT, LLC (VASTLAND), ON THE SOUTH BY THE METRO GOVTS MAC PROPERTY, AND ON THE WEST BY THE PHILLIP E. PRATT & KENNETH S. PRATT PROPERTY (PRATT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET, THIS SURVEY, IN THE SOUTHERN RIGHT OF WAY OF NOLENSVILLE PIKE (ALSO KNOWN AS NOLENSVILLE ROAD AND STATE HIGHWAY NO. 11); SAID PIN BEING THE NORTHEAST CORNER OF THE "PRATT" PROPERTY, SAID PIN ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE SOUTHERN RIGHT OF WAY OF NOLENSVILLE PIKE THE TWO FOLLOWING CALLS: S 52 DEG. 26' 11" EAST 247.02 FEET TO A 3/4" IRON PIN FOUND, AND S 51 DEG. 56' 05" EAST 183.88 FEET TO A 1/2" IRON RECOVERED THIS SURVEY, BEING THE NORTHWEST CORNER OF SAID I & M LLC PROPERTY, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY, RUNS 41 DEG. 56' 16" WEST 236.15 FEET TO A 1/2" IRON PIN SET, THIS SURVEY, BEING THE SOUTHWEST CORNER OF SAID I & M LLC PROPERTY AND IN THE NORTH LINE OF THE AFORESAID "VASTLAND" PROPERTY; THENCE LEAVING SAID I & M LLC PROPERTY AND WITH THE NORTH LINE OF SAID "VASTLAND" PROPERTY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2190.98 FEET, A LENGTH OF 87.68 FEET, A DELTA OF 02 DEG. 17 34", A CHORD BEARING OF N 51 DEG. 25' 54" WEST, AND A CHORD LENGTH OF 87.67 FEET TO A 3/4" IRON PIN FOUND THIS SURVEY; THENCE WITH THE WEST LINE OF SAID "VASTLAND" PROPERTY S 09 DEG. 09' 56" WEST 280.32 FEET TO A 1/2" IRON PIN RECOVERED THIS SURVEY, BEING THE NORTHEAST CORNER OF SAID METRO GOVTS MAC PROPERTY, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID "VASTLAND" PROPERTY AND WITH THE NORTH LINE OF SAID METRO GOVTS MAC PROPERTY N 65 DEG. 21' 22" WEST 317.49 FEET TO A 3/4" IRON PIN RECOVERED THIS SURVEY BEING THE SOUTHEAST CORNER OF THE AFORESAID "PRATT' PROPERTY; THENCE WITH THE EAST LINE OF SAID "PRATT' PROPERTY N 22 DEG. 28' 39" EAST 572.86 FEET TO THE POINT OF BEGINNING. CONTAINING 4.046 ACRES, MORE OR LESS, AS SURVEYED BY RODNEY S. BARRETT, REGISTERED LAND SURVEYOR, TENNESSEE NO. 2473, FOR AMERICAN SURVEYING & MAPPING, INC, MAY 29, 2014, AS SHOWN ON A SURVEY ENTITLED ALTA/ACSM LAND TITLE SURVEY OF "NASHVILLE STORAGE" 4611 NOLENSVILLE PIKE, DAVIDSON COUNTY, NASHVILLE, TENNESSEE, LAST REVISED JULY 23, 2014 (PROJECT NO. 1400588).

BEING THE SAME PROPERTY CONVEYED TO ORANGEWOOD NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 28.0122% INTEREST, AND WESTPORT NASHVILLE SELF STORAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 71.9888% INTEREST, BY DEED OF RECORD IN INSTRUMENT NO. 20140728-0066739, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

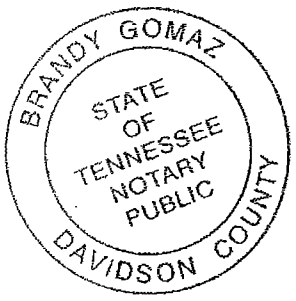
I, Teresa A. Beardsley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/28/2024 (date of document).

Teresa A Beardsley
Affiant Signature

6/3/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of June, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25