QUITCLAIM DEED

Karen Johnson Davidson County Batch# 1141539 DEEDQC 06/03/2024 11:14:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20240603-0041010	STATE OF ~~TENNESSEE~~ California COUNTY OF Orange The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 28th day of May, 2024. Notary Public My commission expires: 4/25/26

DONNA MORK WALDO
Notary Public - California
Orange County
Commission # 2399194
My Comm. Expires Apr 25, 2026

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, ORANGEWOOD NASHVILLE, LLC, a DELAWARE LIMITED LIABILITY COMPANY, as to an undivided 28.0122% 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 28 day of May, 2024.

ORANGEWOOD NASHVILLE, LLC,
a Delaware limited liability company

By: _____

Name: Ronald Williamson

Title: Manager

STATE OF ~~TENNESSEE~~ California
COUNTY OF Orange

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ronald Williamson, 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 Manager of Orangewood the within named bargainor, an individual, and that as such Manager 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 Manager, _____ of the [company/partnership].

Witness my hand and seal, at office in Newport Beach, ~~Tennessee~~ California, this the 28th day of May, 2024.

Donna Mork Waldo
NOTARY PUBLIC

My Commission Expires: 4/25/26

DONNA MORK WALDO
Notary Public - California
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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

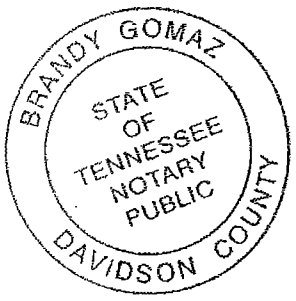
I, Teresa A. Beardsley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according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