This instrument prepared by:

DLA Piper LLP
Attn: Emily Becker
444 W. Lake Street, Suite 900
Chicago, Illinois 60606

Karen Johnson Davidson County
Batch# 1220969 DEEDWARRSP
12/27/2024 01:55:30 PM 7 pgs
Fees: $38.00 Taxes: $66,600.00
20241227-0100625

After Recording, Return to:

Public Storage Operating Company
c/o Real Estate Legal Department [PS 29306]
701 Western Avenue
Glendale, California 91201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS AND MAIL TAX BILLS TO:	MAP PARCEL NUMBER
Public Storage Operating Company c/o Property Tax Department P.O. Box 25025 Glendale, California 91221-5025	18100024600

THIS SPECIAL WARRANTY DEED is made this 19 day of December 2024, by and between **HSRE-WESTPORT I, GP**, a Delaware general partnership (Grantor"), whose address is c/o Harrison Street Real Estate, 444 W. Lake Street, Suite 2100, Chicago, Illinois 60606 and **PUBLIC STORAGE OPERATING COMPANY**, a Maryland Real Estate Investment Trust ("Grantee"), whose mailing address is 701 Western Avenue, Glendale, California 91201.

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns forever, Grantor's right, title and interest in, to and under all that certain tract of land situated and being in Davidson County, Tennessee, and more fully described in **Exhibit A** attached hereto and made a part hereof, together with any and all right, title and interest of Grantor to the use of any easements, reciprocal parking agreements, and appurtenant rights to such real property, the buildings and improvements located thereon, and all rights and benefits appurtenant to such real property, including but not limited to: all tenements and hereditaments; all mineral, water and irrigation rights, if any, running with or otherwise pertaining to such real property; all interest, if any, in any roads adjoining such real property; all interests, if any, in any award made or to be made or settlement in lieu thereof for damage to such real property or any portion thereof by reason of condemnation, eminent domain or exercise of police power; and all buildings and improvements, including but not limited to machinery, equipment and systems necessary for the operation of the improvements on such

real property that are "fixtures" pursuant to applicable law, located on such real property (the land, together with all of the foregoing being referred to collectively as the "Property"), SUBJECT, HOWEVER, to the matters in the official land records of Davidson County, Tennessee (the "Permitted Exceptions") attached hereto as **Exhibit B**.

The Land referred to is situated in the City of Nashville, County of Davidson, State of Tennessee, and is further described as follows:

BEING shown and designated as Lot 2 on a map entitled "Final Plat, Shin Retail Development", recorded July 20, 2005 as Instrument No. 20050720-0084332 and "First Amendment, Shin Retail Development", recorded November 4, 2005 as Instrument No. 20051104-0134155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TOGETHER WITH the benefit of a Cross Access Easement as set forth on the "Final Plat, Shin Retail Development", recorded July 20, 2005, as Instrument No. 20050720-0084332, and on "First Amendment, Shin Retail Development", recorded November 4, 2005, as Instrument No. 20051104-0134155.

Commonly known as 6346 Nolensville Road, Nashville, Tennessee

To have and to hold all and singular the Property together with all and singular the rights, and appurtenances to the Property belonging or in any wise incident or appertaining unto the Grantee, its successors and assigns, in Fee Simple forever. Subject to the Permitted Exceptions, Grantor does hereby bind itself, its successors and assigns, to specially warrant and forever defend all and singular title to the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by through or under Grantor, but not otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

HSRE-WESTPORT I, GP,
a Delaware limited partnership

By: _____
Name: Stephen M. Gordon
Title: Authorized Signatory

STATE OF Illinois §
§
COUNTY OF Cook §

Personally appeared before me, Kathleen Jill Evans, a Notary Public in and for said County and State, Stephen Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Authorized Signatory of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of December, 2024.

Kathleen Jill Evans
Notary Public

My Commission Expires: 5/30/2025

OFFICIAL SEAL
KATHLEEN JILL EVANS
Notary Public, State of Illinois
Commission No. 991507
My Commission Expires May 30, 2025

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to is situated in the City of Nashville, County of Davidson, State of Tennessee, and is further described as follows:

BEING shown and designated as Lot 2 on a map entitled "Final Plat, Shin Retail Development", recorded July 20, 2005 as Instrument No. 20050720-0084332 and "First Amendment, Shin Retail Development", recorded November 4, 2005 as Instrument No. 20051104-0134155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TOGETHER WITH the benefit of a Cross Access Easement as set forth on the "Final Plat, Shin Retail Development", recorded July 20, 2005, as Instrument No. 20050720-0084332, and on "First Amendment, Shin Retail Development", recorded November 4, 2005, as Instrument No. 20051104-0134155.

BEING THE same premises conveyed to the Grantor herein by Special Warranty Deed from Mallory Station Group III, a Tennessee general partnership, dated December 4, 2017, and recorded December 5, 2017, as Instrument No. 20171205-0124035.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Intentionally deleted.

2. Rights of tenants in possession pursuant to unrecorded storage leases identified in Exhibit B to the Assignment of Leases delivered by HSRE-Westport I, GP to the Insured.

3. Intentionally deleted.

4. Intentionally deleted.

5. Intentionally deleted.

6. Intentionally deleted.

7. Taxes and assessments for the tax year 2024, and subsequent years, a lien not yet due and payable.

8. Intentionally deleted.

9. Intentionally deleted.

10. Matters shown on the "Final Plat, Shin Retail Development", recorded July 20, 2005, as Instrument No. 20050720-0084332, and on "First Amendment, Shin Retail Development", recorded November 4, 2005, as Instrument No. 20051104-0134155, said Register's Office, as depicted on a Survey prepared by Alfred J. Kesler, P.L.S No. 3104, dated December 3, 2024, last revised December 17, 2024, and designated as Project No. 24-16439 .

11. Agreement for Dedication of Easement Water Mains and Appurtenances of record as Instrument No. 20030808-0113202, said Register's Office, as depicted on a Survey prepared by Alfred J. Kesler, P.L.S No. 3104, dated December 3, 2024, last revised December 17, 2024, and designated as Project No. 24-16439 .

12. Terms, rights, provisions and conditions contained in the Release and License Agreement executed as of November 16, 2017, by and between Andre Allen Petrus and Mallory Station Group III and recorded November 21, 2017, as Instrument No. 20171121-0119711.

13. Intentionally deleted.

14. Intentionally deleted.

15. Rights of others in and to solar panels and all related equipment located on the land, including but not limited to, rights to access same over the Land.

16. The following matters as set shown on the ALTA/NSPS Land Title Survey prepared by Alfred J. Kesler, P.L.S No. 3104, dated December 3, 2024, last revised December 17, 2024, and designated as Project No. 24-16439 (the "Survey"):

    A. Overhead Electric crossing through the northwesterly boundary line.

AFFIDAVIT OF CONSIDERATION

The actual consideration or value of this transfer of this property, whichever is greater, is $18,000,000.00.

Affiant, on behalf of Public Storage Operating Company, a Maryland real estate investment trust

ACKNOWLEDGEMENT

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 Los Angeles)

On December 17, 2024 before me, Leslie Farias, Notary Public, personally appeared Sharon Linder, 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.

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 of Notary Public

LESLIE FARIAS
Notary Public - California
Los Angeles County
Commission # 2448091
My Comm. Expires May 28, 2027

Place Notary Seal Above

Tennessee Certification of Electronic Document

I, MISTY A. LANDOLT, 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 12/19/2024 (date of document).

Misty A. Landolt

Affiant Signature

12/19/2024

Date

State of NEW JESERY

County of HUDSON

Sworn to and subscribed before me this 19th day of DECEMBER, 2024.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2027

NOTARY'S SEAL

ANGEL L. RIOS
Commission # 50198444
Notary Public, State of New Jersey
My Commission Expires
June 21, 2027