PREPARED BY AND AFTER
RECORDING RETURN TO:

AMERCO REAL ESTATE COMPANY
2727 N. Central Avenue
Phoenix, AZ 85004
Attention: Jean Covington

Karen Johnson Davidson County
Batch# 1315241 DEEDQC
08/27/2025 08:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250827-0068444

ADDRESS NEW OWNER AS FOLLOWS:

AREC 42, LLC
2727 N. Central Avenue
Phoenix, AZ 85004
Attention: Jean Covington

SEND TAX BILLS TO:

Tax Department
P.O. Box 29046
Phoenix, AZ 85038-9046

QUITCLAIM DEED

(772073)

For the consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Amerco Real Estate Company, a Nevada corporation (the "Grantor"), hereby bargains, sells, releases, remises, quit claims, and conveys unto AREC 42, LLC, a Delaware limited liability company with mailing address 2727 N. Central Ave, Phoenix, AZ 85004 (the "Grantee"), the following real property situated in Davidson County, State of Tennessee, together with all rights, title, interest and privileges appurtenant thereto:

See Exhibit "A" Attached Hereto and Incorporated Herein by this Reference (the "Property").

DATED this 5 day of August, 2025.

GRANTOR:

Amerco Real Estate Company,
a Nevada corporation

By: _____
Name: Matthew F. Braccia
Its: President

STATE OF ARIZONA }
} s.s.
COUNTY OF MARICOPA }

On this 18 day of July, 2025, before me, the undersigned notary public, personally appeared Matthew F. Braccia, President of Amerco Real Estate Company, a Nevada corporation, who proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President as aforesaid.

_____
Notary Public

My commission expires:
{SEAL}

VALERIA C. RODRIGUEZ
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION #624419
MY COMMISSION EXPIRES
MARCH 30, 2026

Property Address:

1476 Gallatin Pike N.
Madison, Tennessee 37115

Property Owner:

Amerco Real Estate Company
2727 N. Central Avenue
Phoenix, AZ 85004

Tax Parcel Numbers: 034-09-0-184.00

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 18 day of July, 2025.

Notary Public

My Commission Expires:
March 30, 2026

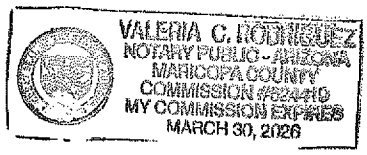


Exhibit A
Legal Description

TRACT I: Commonly known as 1476 Gallatin Pike, Madison, Tennessee

Land in Davidson County, Tennessee, being Lots Nos. 1 to 8, both inclusive, of Block "E" on the map of Edenwold City, as of record in Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said lots adjoin and front together 175 feet on the southerly side of Shakespeare Avenue and run back between lines 110 feet on the east line of Lot 8, and on the west line of Lot 1, along the east right of way of Gallatin Pike (the distance not begin shown on said plan) to an alley in the rear on which they measure 227 feet.

Together with that portion of Alley #1404 abandoned by Metropolitan Government of Nashville and Davidson County, Tennessee in Ordinance No. BL2001-831. (Easements Abandoned)

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED from this conveyance is that part of the land conveyed to the State of Tennessee for right of way purposes by deed from Frank Crowder, of record in Book 2494, Page 91, in the Register's Office for Davidson County, Tennessee.

TRACT II: Commonly known as O Shakespeare Avenue, Madison, Tennessee

Land in Davidson County, Tennessee, being Lot I, as shown on the map entitled Shakespeare Storage Facility, of record in Instrument Number 20090313-0022830, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amerco Real Estate Company by Warranty Deed of record in Instrument Number 20220902-0099346, in the Register's Office for Davidson County, Tennessee.

Being also described as:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Consolidation of the Shakespeare Storage Facility Subdivision & the Edenwold City Subdivision of record in Plat at Instrument No. 20171010-0103767, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or 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 July 8, 2025 (date of document).

Teresa C Beardsley
Affiant Signature

August 25, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of August, 2025.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

