Karen Johnson Davidson County
Batch# 1419854 DEEDWARRSP
05/13/2026 11:24:30 AM 5 pgs
Fees: $28.00 Taxes: $20,257.50
20260513-0043046

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel ID:
HPI Self Storage Old Hickory, LLC 901 S. Mopac Expressway Building III, Suite 220 Austin, Texas 78746	New Owner	04400004800

This instrument prepared by: Drew Strobel, Sterling Group, Inc., 3900 Edison Lakes Pkwy, Suite 201, Mishawaka, IN 46545

SPECIAL WARRANTY DEED

THIS INDENTURE made on the 12th day of May, 2026, by and between **MINI STORAGE DEPOT ON OLD HICKORY, LLC**, a Tennessee limited liability company ("Grantor"), whose address is 3900 Edison Lakes Parkway, Suite 201, Mishawaka, Indiana 46545; and **HPI SELF STORAGE OLD HICKORY, LLC**, a Delaware limited liability company ("Grantee"), whose address is 901 S. Mopac Expressway, Building III, Suite 220, Austin, Texas 78746.

WITNESSETH:

THAT, Grantor for the sum of Zero Dollars ($0.00) does by these presents, bargain, sell, convey, transfer, and warrant unto the said Grantee, its successors and assigns the lots, tracts or parcels of land lying, being and situated in Davidson County, Tennessee, and more fully described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements located thereon (the "Real Estate"). The Real Estate is improved property known as 730 Hickory Industrial Drive, Old Hickory, Davidson County, Tennessee 37138.

This conveyance is subject to the items listed on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the premises aforesaid with all improvements thereon and rights, easements, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the said Grantee and Grantee's successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to the Permitted Exceptions) against only those claims of persons claiming to title to or asserting lawful claims affecting title to the Real Estate, or any part thereof, by, through, or under Grantor, but not otherwise.

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

"Grantor"

MINI STORAGE DEPOT ON OLD HICKORY, LLC, a Tennessee limited liability company

By: _____
Lance A. Swank, Manager

STATE OF INDIANA)
COUNTY OF ST. JOSEPH)

Before me, a Notary Public in and for said County and State, personally appeared Lance A. Swank, the Manager of Mini Storage Depot on Old Hickory, LLC, a Tennessee limited liability company, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this 5 day of May, 2026.

Signature: Breea L Nunemaker

Printed Name: Breea L Nunemaker
Notary Public

My County of residence: Marshall

My commission expires: 4/21/2031

Breea L Nunemaker
Notary Public, State of Indiana
Marshall County
Commission No: NP0666973
My Commission Exp 04/21/2031

STATE OF INDIANA)
COUNTY OF ST. JOSEPH)

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,475,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 5 day of May, 2026.

Breea L Nunemaker
Notary Public
My commission expires: 4/21/2031

Breea L Nunemaker
Notary Public, State of Indiana
Marshall County
Commission No: NP0666973
My Commission Exp 04/21/2031

Exhibit A to Special Warranty Deed

Legal Description

Certain land in Davidson County, State of Tennessee, described as follows:

Being Lot 2 on the final Plat of resubdivision of Lot 2 OLD HICKORY BUSINESS PARK REVISION TWO, of record in instrument No. 201805230049544, as corrected by Surveyor's Certificate of Correction in 201807160068504, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mini Storage Depot on Old Hickory, LLC, a Tennessee limited liability company, by Deed from William H. Hawkins, Successor Trustee for Hickory Investors, of record in Instrument No. 201806110056081, in the Register's Office of Davidson County, Tennessee.

Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Any claims to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

2. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

3. Lot Lines,20' PUDE, Drainage Easement Detention Pond, Bioretention Areas, 25' Drainage Easement, 30' Drainage Easement, 25' Drainage Easement, Utility Easement, 25' Drainage Easement shown on plat(s) of record in Instrument No. 201805230049544, as corrected by Surveyor's Certificate of Correction in 201807160068504 in Instrument No. 201807160068504, in the Register's Office of Davidson County, Tennessee, and shown on the ATLA/NSPS Land Title Survey prepared by Michael H. Charette R.L.S. 2048 for Cherry Land Surveying, Inc. dated March 17, 2026 (the "Survey").

4. Terms and provisions of Stormwater Detention Agreement, by and between Hickory Investors and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200008020076531, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by William H. Hawkins, Trustee, of record in Instrument No. 201805100044728, in the Register's Office of Davidson County, Tennessee.

6. 25' Drainage Easement as set forth in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pump and Appurtenances, by and between William H. Hawkins, Trustee and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201806010052291, in the Register's Office of Davidson County, Tennessee, and shown on the Survey.

7. Restrictive Covenants contained in Deed of record in Instrument No. 201806110056081, in the Register's Office of Davidson County, Tennessee.

8. Rights of tenants in possession pursuant to written unrecorded leases.

9. Deed of Trust by HPI Self Storage Old Hickory, LLC, a Delaware limited liability company for the benefit of Prosperity Bank in the amount of $5,320,000.00 recorded _____, 2026 in Record Book ____, Page ____.

Tennessee Certification of Electronic Document

I, Cynde Bourke, 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 5-12-2026 (date of document).

Cynde Bourke
Affiant Signature

5-12-2026
Date

State of Indiana

County of Marion

Sworn to and subscribed before me this 12th day of May, 2026.

CECILIA GRAY
Notary Public
Johnson County - State of Indiana
Commission Number NP0723044
My Commission Expires Oct 17, 2027

Cecilia Gray
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2027

NOTARY'S SEAL