QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF CALIFORNIA COUNTY OF STANISLAUS THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. _____ AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of JANUARY, 2021. See California Jurat Attached _____ NOTARY PUBLIC COMMISSION EXPIRES: _____ (AFFIX SEAL)	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 578987 DEEDQC 02/25/2021 02:43:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20210225-0024167

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Swanson Management Company, LLC, et. al. 2606 Quincy Road Turlock, CA 95382	Swanson Management Company, LLC 2606 Quincy Road Turlock, CA 95382	104-04-0-134.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, that **OLD CASTILE PROPERTIES, L.P., a California limited partnership** (hereinafter "Grantor") hereby conveys, remises, releases and quitclaims unto **SWANSON MANAGEMENT COMPANY, LLC, a California Limited Liability Company**, an undivided 10% interest; **RICHARD E. SWANSON and ANDREA B. SWANSON, Trustees of the R. & A. SWANSON 2010 TRUST dated January 28, 2010**, an undivided 40% interest; **MICHAEL W. SWANSON, Trustee of the MICHAEL SWANSON NON GRANTOR TRUST dated August 24, 2012**, an undivided 16-2/3% interest; **MICHAEL W. SWANSON, Trustee of the MARK SWANSON NON GRANTOR TRUST dated August 24, 2012**, an undivided 16-2/3% interest, and **MATTHEW R. SWANSON, Trustee of the MATTHEW SWANSON NON GRANTOR TRUST dated August 24, 2012**, an undivided 16-2/3% interest (hereinafter "Grantees"), and their respective heirs, successors and assigns, the respective percentage interests stated hereinabove as tenants in common, in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Margaret R. Shields Subdivision of Lots 5 and 6 in O. B. Hayes Plan of Large Lots, of record in Book 57, Page 33, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Said Lot No. 18 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addition Street, and runs back between parallel lines 162 ½ feet to an alley.

Being the same property conveyed to Grantor herein by Special Warranty Deed from RDG Entertainment, Limited Partnership, an Alberta, Canada limited partnership, of record in Instrument No. 20160907-0094242, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1010 17th Avenue South, Nashville, TN 37212.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation

or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 2 day of February, 2021

OLD CASTILE PROPERTIES, L.P.,
a California limited partnership

By: Swanson Management Company, LLC,
a California Limited Liability Company, General Partner

By _____
RICHARD E. SWANSON, Manager

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 STANISLAUS)

On February 2, 2021, before me, Deanna Lascano, Notary Public, personally appeared RICHARD E. SWANSON, 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.

Commission Expires: 9/26/22

Deanna Lascano
Notary Public

DEANNA LASCANO
Notary Public - California
Stanislaus County
Commission # 2256291
My Comm. Expires Sep 26, 2022

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 Stanislaus

Subscribed and sworn to (or affirmed) before me on this 2 day of February, 2021, by
Date *Month* *Year*
(1) Richard E. Swanson
(and (2)), *Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DEANNA LASCANO
Notary Public - California
Stanislaus County
Commission # 2256291
My Comm. Expires Sep 26, 2022

Signature Deanna Lascano
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is 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: Quitclaim Deed (Affidavit of Consideration) Document Date: February 2, 2021

Number of Pages: 2 Signer(s) Other Than Named Above: None

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Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett, III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Mary Gail Porter

Notary Signature

My Commission Expires: January 10, 2023