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 TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. Ernest D. Bennett, III AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2021. Mary Gail Porter NOTARY PUBLIC COMMISSION EXPIRES: 1/10/23 MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023 (AFFIX SEAL)	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 588467 DEEDQC 03/10/2021 08:23:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20210310-0031134

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Old Castile Properties II, L.P. P. O. Box 2367 Turlock, CA 95381	Same as Owner	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 **SWANSON MANAGEMENT COMPANY, LLC, a California Limited Liability Company**, the holder of an undivided 1% interest, **RICHARD E. SWANSON and ANDREA B. SWANSON, Trustees of the R. & A. SWANSON 2010 TRUST dated January 28, 2010**, the holder of an undivided 48% interest, **MICHAEL W. SWANSON, Trustee of the MICHAEL SWANSON NON GRANTOR TRUST dated August 24, 2012**, the holder of an undivided 17% interest, **MICHAEL W. SWANSON, Trustee of the MARK SWANSON NON GRANTOR TRUST dated August 24, 2012**, the holder of an undivided 17% interest, and **MATTHEW R. SWANSON, Trustee of the MATTHEW SWANSON NON GRANTOR TRUST dated August 24, 2012**, the holder of an undivided 17% interest (hereinafter "Grantors") hereby convey, remise, release and quitclaim unto **OLD CASTILE PROPERTIES II, L.P., a California limited partnership** (hereinafter "Grantee"), and its successors and assigns, the respective percentage interests stated hereinabove, thus vesting said Grantee with sole ownership, 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 Grantors herein by Quitclaim Deeds of record in Instrument No. 20210225-0024167, Instrument No. 20210303-0027875, and Instrument No. 20210305-0029650 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.

Separate signature pages follow for Grantors in order to facilitate execution by Grantors and acknowledgement of Grantor signatures at separate times and in separate places.

SWANSON MANAGEMENT COMPANY, LLC, a California Limited Liability Company, Grantor

By _____
RICHARD E. SWANSON, Manager

R. & A. SWANSON 2010 TRUST dated January 28, 2010, Grantor

By _____
RICHARD E. SWANSON, Trustee

And

By: Andrea B. Swanson
ANDREA B. SWANSON, Trustee

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 the 5th day of February, 2021, before me, Deanna Lascano, Notary Public, personally appeared RICHARD E. SWANSON and ANDREA B. 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

MICHAEL SWANSON NON GRANTOR TRUST dated August 24, 2012, Grantor

By _____
MICHAEL W SWANSON, Trustee

MARK SWANSON NON GRANTOR TRUST dated August 24, 2012, Grantor

By _____
MICHAEL W SWANSON, Trustee

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 the 10 day of February, 2021, before me, Deanna Lascano, Notary Public, personally appeared MICHAEL W. 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

MATTHEW SWANSON NON GRANTOR TRUST dated August 24, 2012, Grantor

By _____
MATTHEW R. SWANSON, Trustee

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 the 10 day of February, 2021, before me, Deanna Lascano, Notary Public, personally appeared MATTHEW R. 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

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
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023