This Instrument Prepared By:
Lauren M. Saylor, Esq.
Palmieri, Tyler, Wiener,
Wilhelm & Waldron LLP
1900 Main Street, Suite 700
Irvine, CA 92614

Karen Johnson Davidson County
Batch# 1200402 DEEDQC
11/01/2024 11:50:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20241101-0085032

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map & Parcel No.:*
Byron Crossen 4685 MacArthur Court Suite 375 Newport Beach, CA 92660	Same	075-00-0-206.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, BUTTE PROPERTIES, LLC, a California limited liability company ("Grantor"), does hereby remise, release and forever quitclaim to Lynn Richmond McNeely, Trustee of THE LYNN RICHMOND MCNEELY FAMILY 2013 TRUST, established May 10, 2013, as to an undivided twenty five percent (25%) interest; Byron Crossen, Trustee of THE EVELYN RICHMOND TESTAMENTARY TRUST fbo LYNN MCNEELY, created under the Last Will and Testament of Evelyn Richmond dated December 23, 1997, as to an undivided seventeen and 05/100 percent (17.05%) interest; Byron Crossen, Trustee of THE EVELYN RICHMOND TESTAMENTARY TRUST fbo KYLE REDDING, created under the Last Will and Testament of Evelyn Richmond dated December 23, 1997, as to an undivided twenty seven and 50/100 percent (27.50%) interest; and Byron Crossen, Trustee of THE EVELYN RICHMOND TESTAMENTARY TRUST fbo BYRON CROSSEN, created under the Last Will and Testament of Evelyn Richmond dated December 23, 1997, as to an undivided thirty and 45/100 percent (30.45%) interest (collectively, "Grantee"), its successors and assigns, in and to a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887 and 3889 Lebanon Pike, Hermitage, Tennessee.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 25 day of OCTOBER, 2024.

BUTTE PROPERTIES, LLC,
a California limited liability company

By: River Valley Enterprises, Inc.
a California corporation

By: _____
Byron Crossen, President

STATE OF California)
)
COUNTY OF Orange)

The actual consideration for this transfer is $0.00.

Byron Crossen
Affiant

Sworn to and subscribed before me this 22nd day of October, 2024.

Diane Kelly Wyluda
Notary

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 Orange)

On October 22nd, 2024, before me, Diane Kelly Wyluda Notary Public, personally appeared Byron Crossen, 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

DIANE KELLY WYLUDA
Notary Public - California
Orange County
Commission # 2476180
My Comm. Expires Dec 12, 2027

(Seal)

Exhibit A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Hermitage Hills Baptist Church, Phase II, as shown on plat of record as Instrument No. 201304120036527, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Butte Properties, LLC, a California limited liability company, of record in Instrument No. 20151202-0121358, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

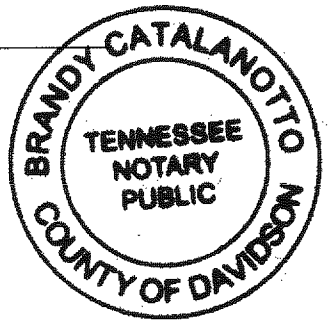
Fidelity National Title Insurance Company

By: _____

Subscribed and sworn to before me, this the 31st day of October, 2024.

_____
Notary Public

My Commission Expires: 11/8/27



Tennessee Certification of Electronic Document

I, Lauren M. Saylor, do hereby make oath that I am an attorney licensed in the State of California and/or the custodian of the original version of the electronic document tendered for resignation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 22, 2024 (date of document).

Lauren M. Saylor
Affiant Signature

Dated: October 22, 2024

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 Orange

Subscribed and sworn to (or affirmed) before me on this 22nd day of October, 2024, by Lauren M. Saylor, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Sherry Gentile

SHERRY GENTILE
Notary Public - California
Orange County
Commission # 2431438
My Comm. Expires Dec 18, 2026

(Seal)

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 October 25, 2024 (date of document).

Affiant Signature

October 30, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of October, 2024.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 5/5/25