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 10 pgs
Fees: $52.00 Taxes: $0.00
20241101-0085033

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map & Parcel No.:*
Hermitage Hills LLC 4685 MacArthur Court Suite 375 Newport Beach, CA 92660 Attn: Byron Crossen	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, 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, "Grantor"), do hereby remise, release and forever quitclaim to HERMITAGE HILLS LLC, a Tennessee limited liability company ("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.

THE LYNN RICHMOND MCNEELY FAMILY 2013 TRUST, established May 10, 2013

By: _____ POA
Lynn Richmond McNeely, Trustee

THE EVELYN RICHMOND TESTAMENTARY TRUST fbo LYNN MCNEELY, created under the Last Will and Testament of Evelyn Richmond dated December 23, 1997

By: _____
Byron Crossen, Trustee

THE EVELYN RICHMOND TESTAMENTARY TRUST fbo KYLE REDDING, created under the Last Will and Testament of Evelyn Richmond dated December 23, 1997

By: _____
Byron Crossen, Trustee

THE EVELYN RICHMOND TESTAMENTARY TRUST fbo BYRON CROSSEN, created under the Last Will and Testament of Evelyn Richmond dated December 23, 1997

By: _____
Byron Crossen, 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 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 # 2476100
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 Lynn Richmond McNeely, Trustee of THE LYNN RICHMOND MCNEELY FAMILY 2013 TRUST, established May 10, 2013; 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; 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; 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, of record in Instrument No. ____202411010085032____, Register's Office of Davidson County, Tennessee.

This instrument is being executed by Byron Crossen, by himself and on behalf of Lynn Richmond McNeely pursuant to a Power of Attorney executed by her, a copy of which is attached hereto as **Exhibit B**.

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

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 Oct., 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)

Exhibit B

Power of Attorney

UNIFORM STATUTORY FORM POWER OF ATTORNEY

LYNN RICHMOND MCNEELY

(California Probate Code Section 4401)

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465). IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, LYNN RICHMOND MCNEELY, hereby appoint BYRON CROSSEN as my agent (attorney-in-fact) to act for me in any lawful way with respect to the below initialed subjects.

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT, YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL:

_____	(A)	Real property transactions.
_____	(B)	Tangible personal property transactions.
_____	(C)	Stock and bond transactions.
_____	(D)	Commodity and option transactions.
_____	(E)	Banking and other financial institution transactions.
_____	(F)	Business operating transactions.
_____	(G)	Insurance and annuity transactions.
_____	(H)	Estate, trust, and other beneficiary transactions.
_____	(I)	Claims and litigation.
_____	(J)	Personal and family maintenance.
_____	(K)	Benefits from social security, medicare, medicaid, or other governmental programs, or civil or military service.
_____	(L)	Retirement plan transactions.
_____	(M)	Tax matters.
LKM	(N)	**ALL OF THE POWERS LISTED ABOVE.**

YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

SPECIAL INSTRUCTIONS

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

This power of attorney will continue to be effective even though I become incapacitated.

STRIKE THE PRECEDING SENTENCE IF YOU DO NOT WANT THIS POWER OF ATTORNEY TO CONTINUE IF YOU BECOME INCAPACITATED.

EXERCISE OF POWER OF ATTORNEY WHERE MORE THAN ONE AGENT DESIGNATED

If I have designated more than one agent, the agents are to act separately.

IF YOU HAVE APPOINTED MORE THAN ONE AGENT AND YOU WANT EACH AGENT TO BE ABLE TO ACT ALONE WITHOUT THE OTHER AGENT JOINING, WRITE THE WORD "SEPARATELY" ON THE BLANK SPACE ABOVE. IF YOU DO NOT INSERT ANY WORD IN THE BLANK SPACE ABOVE, OR IF YOU INSERT THE WORD "JOINTLY", THEN ALL OF YOUR AGENTS MUST ACT OR SIGN TOGETHER.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 18th day of May, 2022.

Lynn Richmond McNeely

LYNN RICHMOND MCNEELY

LRM

[redacted]

State of California
County of Butte

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

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 Butte)

On May 18th, 2022, before me, Angela C Cook, Notary Public, personally appeared LYNN RICHMOND MCNEELY, 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 _____ (Seal)

ANGELA C. COOK
COMM. # 2251902
NOTARY PUBLIC · CALIFORNIA
COUNTY OF BUTTE
Comm. Expires AUG. 28, 2022

ARS3 ARS3

Tennessee Certification of Electronic Document

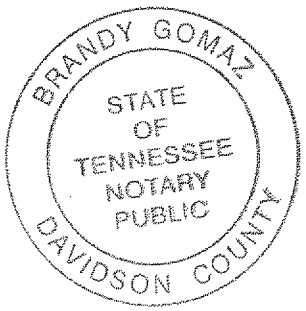
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to 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
Notary's Signature

My Commission Expires: 5/5/25