Karen Johnson Davidson County
Batch# 1451196 DEEDQC
07/23/2026 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260723-0066955

REGISTER'S USE ONLY:	**OATH:** I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 23rd DAY OF July, 2026. NOTARY PUBLIC COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC SEAL
AMANDA M. TAYLOR
DAVIDSON COUNTY
My Commission Expires 09-07-2026

THIS INSTRUMENT PREPARED BY: Foundation Title & Escrow Commercial Services Division 277 Mallory Station Rd., Suite 102 Franklin, TN 37067	**SEND TAX BILLS TO:** Matthew D. Mangano and Emily E. Mangano, Trustees 6113 Bresslyn Road Nashville, TN 37205	**NEW OWNER:** James Thomas Trust UAD September 21, 2023 6113 Bresslyn Road Nashville, TN 37205

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA) .

This indenture is made and entered into this 1st day of JULY, 2026 ("EFFECTIVE DATE") between MFI LIMITED, a California Limited Partnership (hereinafter referred to as "GRANTOR") and MATTHEW D. MANGANO AND EMILY E. MANGANO as Trustees of the JAMES THOMAS ROSE TRUST UAD SEPTEMBER 21, 2023 (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, without warranties of any kind, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lot No. 48 on the Plan of West Meade Farms, Inc., Section "C", of record in Book 1835, Page 44, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Said Lot No. 48 fronts 130 feet on the easterly side of Bresslyn Road and extends back 353.l4 feet on the northerly line and 332.8 feet on the southerly line to a rear line on which it measures 165 feet.

Being the same property conveyed to MFI Limited, a California Limited Partnership, by Warranty Deed from Paul G. Ketteman, Trustee and Jill N. Ketteman, Trustee of the Paul G. Ketteman and Jill N. Ketteman Revocable Living Trust, dated November 28, 2022 and filed November 29, 2022, in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 115 12 0 074.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 6113 Bresslyn Road, Nashville, TN 37205.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

This transfer is a bona fide gift transfer.

[SIGNATURE(S) ON FOLLOWING PAGE]

In Witness Whereof, Grantor has set its hand(s) the 1 day of JULY, 2026.

MFI LIMITED,
a California Limited Partnership
BY: ALM Holdings, LLC,
a California Limited Liability Company
As General Partner
BY: Andrew Dean Mangano
Andrew D. Mangano, Manager

STATE OF Florida)
COUNTY OF Palm Beach)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Andrew D. Mangano, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Manager of ALM Holdings, LLC, a California Limited Liability Company, the General Partner of MFI LIMITED, a California Limited Partnership, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 1 day of JULY, 2026.

SEAL

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

MELANIE BARTEL
Electronic Notary Public
State of Florida
Commission #: HH 633792
Commission Expires: 04/04/2029

NOTARY PUBLIC
COMMISSION EXPIRES: 04/04/2029

Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

July 1, 2026.

Date

Mandy Mayhew

Affiant Signature

July 23, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of

July, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030