WARRANTY DEED

Karen Johnson Davidson County
Batch# 441528 DEEDWARR
07/21/2020 10:31:46 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20200721-0079907

R. DILLON SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/11/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phillip R Sykes Attorney at Law
Stewart Title Company Tennessee Division, 1152 College St, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Judge	Alexander Judge	03312003200
(NAME)	(NAME)	
216 Cindy Place	216 Cindy Place	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Breckenridge Property Fund 2016, LLC, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Alexander Judge and Erin Judge, husband and wife, as tenants by the entirety, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 179, on the plan of GATEWOOD SECTION 1, as shown on plat of record in Book 3300, Page 50, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

This being real estate conveyed to the Grantor(s) herein by deed of record in Instrument 20191120-0119993, Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 3370, Page 1221, Book 3375, Page 249 and Book 3398, Page 438, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 216 Cindy Place, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 764045
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 29 day of June, 2020.

Breckenridge Property Fund 2016, LLC
a Delaware limited liability company

By: Wedgewood, LLC its Manager

By: _____
Gregory L. Geiser /Name
President /Title

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and upon oath, acknowledged himself to be a Member of Wedgewood, LLC, which is a Member of Breckenridge Property Fund 2016, LLC, the within named bargainor, a Limited Liability Company, and that such entity through its authorized officers as such Members executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by such as Member.

Witness my hand and Official Seal this _____ day of June, 2020.

_____
Notary Public
My Commission Expires:

"SEE ATTACHED"

RETURN TO:
Stewart Title Company Tennessee Division
1152 College St.
Clarksville, TN 37040

ACKNOWLEDGMENT

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 the document.

State of California)
County of Los Angeles)

On June 29, 2020 before me, Ashlie Pimentel Espinoza a Notary Public, personally appeared Gregory L. Geiser, 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 A Pimentel (Seal)

My Commission Expires: February 8, 2024