Karen Johnson Davidson County
Batch# 458505 DEEDWARRSP
08/17/2020 02:31:30 PM 6 pgs
Fees: $33.00 Taxes: $1,517.00
20200817-0092194

Commitment Number: 200124880
Seller's Loan Number: 1409 Cedarway Lane

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
RICARDO BLAZQUEZ, 1409 Cedarway Lane, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172 03 0A 015.00 CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the July 22nd, 2020, by and between **BRECKENRIDGE PROPERTY FUND 2016, LLC**, whose mailing address is **2015 MANHATTAN BEACH BLVD #100, REDONDO BEACH, CA 90278**, hereinafter grantor, and party of the first part, for $410,000.00 (Four Hundred Ten Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **RICARDO BLAZQUEZ**, A married man hereinafter grantee, party of the second part, whose tax mailing address is **1409 Cedarway Lane, Nashville, TN 37211**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $425,000.00 (Four Hundred Twenty Five Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **1409 Cedarway Lane, Nashville, TN 37211**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20200213-0016847 in the Register's Office of DAVIDSON County, Tennessee.

Parcel ID: 172030A015.00CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of The Woodlands, Phase I, Section I, a Planned Unit Development, as of record in Book 6900, pages 498 and 499, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed from Randy L. Reed and Stacy Reed, husband and wife to Breckenridge Property Fund 2016, LLC in deed dated 02/12/2020, recorded 02/13/2020, of record in Instrument No. 20200213-0016847, Register's Office for Davidson County, Tennessee. Tax ID: 172030A01500CO

State of Tennessee

County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn before me this 17th day of August, 2020.

Notary Public

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

My Commission Expires:

Executed by the undersigned on July 22, 2020:

BRECKENRIDGE PROPERTY FUND 2016, LLC

By: Gregory L. Geiser

Name: Gregory L. Geiser

Its: Authorized 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 _____

On _____ before me, _____, a Notary Public (insert Name of Notary Public and Title, personally appeared _____ 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 or capacities, 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 OF NOTARY)

"SEE ATTACHED"

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 July 22, 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.

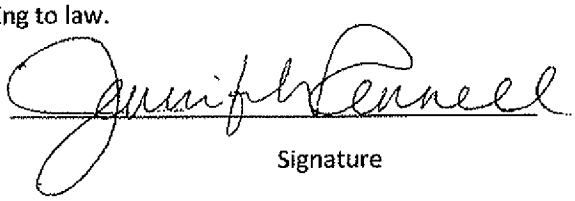
ASHLIE PIMENTEL ESPINOZA
COMM # 2320779
Los Angeles County
California Notary Public
Comm Exp Feb. 8, 2024

Signature APimentel (Seal)

My Commission Expires: February 8, 2024

True Copy Certification

I, **Jennifer Pennell**, 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.

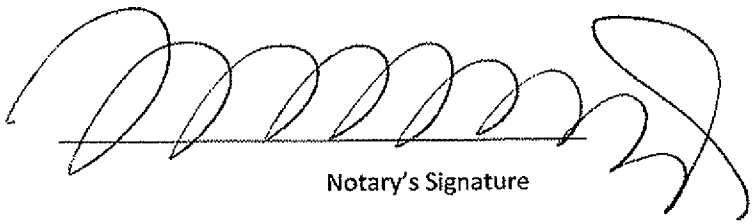


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

