Karen Johnson Davidson County
Batch# 510203 DEEDWARR
11/09/2020 09:18:01 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20201109-0131042

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF November 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Breckenridge Property Fund 2016, LLC	SEND TAX BILLS TO: Breckenridge Property Fund 2016, LLC	MAP-PARCEL NUMBERS
(NAME) 2015 Manhattan Beach Blvd., Suite 100	(NAME) 2015 Manhattan Beach Blvd., Suite 100	14815018400
(ADDRESS) Redondo Beach, CA 90278	(ADDRESS) Redondo Beach, CA 90278	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Emad Kerolos, Romany Rezkalla, and Marim Asaad**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 23 on the Revised Plan of Haywood Forest Subdivision, s shown of record in Plat Book 5200,Page 2, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emad Kerolos and Romany Rezkalla and Marim Asaad by virtue of that certain Quit Claim Deed dated January 17, 2020, and being of record at Instrument No. 20200121-0006656, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Romany Rezkalla and Marim Asaad, husband and wife, by virtue of Quit Claim Deed dated November 19, 2019 at Instrument No. 20191125-0121197, in the said Register's Office.

Being the same property previously conveyed to Emad Kerolos, a married man and Romany Rezkall, a married man, as joint tenants with right of survivorship, by virtue of Warranty Deed dated July 20, 2018 at Instrument No. 20180723-0071257, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5050, Page 50 revised at Plat Book 5200, Page 2, Deed Restrictions recorded at Book 5210, Page 742 , **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 225 Panamint Dr Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 4 day of November, 2020.

Emad Kerolos
Emad Kerolos

Romany Rezkalla
Romany Rezkalla

Marim Asaad
Marim Asaad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Emad Kerolos and Romany Rezkalla, and Marim Asaad,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of November, 2020.

Cari Allen
Notary Public
My Commission Expires: 7-5-21

