This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 615951 DEEDWARR
04/15/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20210415-0050557

WARRANTY DEED

FOR AND IN 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, **BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TALEB AZADNIA AND ATEFEH POURNASROLLAHBAKHTIARI**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO. 23 ON THE REVISED PLAN OF HAYWOOD FOREST SUBDIVISION, AS 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.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BRECKENRIDGE PROPERTY FUND, 2016, LLC BY DEED FROM EMAD KEROLOS, ROMANY REZKALLA, AND MARIM ASAAD, DATED DECEMBER 3, 2020, OF RECORD IN INSTRUMENT NO. 20201109-0131042, AND CORRECTED BY AFFIDAVIT OF SCRIVENER'S ERROR OF RECORD IN INSTRUMENT NO. 20201210-0144249, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 225 PANAMINT DR, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of April, 2021.

BRECKENRIDGE PROPERTY FUND 2016, LLC, a Delaware Limited Liability Company

By: WEDGEWOOD, LLC, a Delaware Limited Liability Company
Its: Manager

BY: _____
GREGORY L. GEISER, Authorized Agent

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared GREGORY L. GEISER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of WEDGEWOOD, LLC, Manager of BRECKENRIDGE PROPERTY FUND 2016, LLC, the within named bargainor, a limited liability company, and that such manager, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Authorized Agent of Wedgewood, LLC, Manager of Breckenridge Property Fund 2016, LLC.

DONE at offices in _____(City), _____ (State), on this the _____day of _____, 2021.

_____
NOTARY PUBLIC
My commission expires:_____

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $ 257,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15 day of April, 2021.

Leah Moore
NOTARY PUBLIC
My commission expires:_____

"SEE ATTACHED"

LEAH MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Address New Owner(s) as follows:
225 Panamint Dr.
Antioch, TN 37013
Taleb Azadnia
_____

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
148 15 0 184.00

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 March 8th, 2021 before me, Tiffany Le 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.

TIFFANY LE
COMM. #2320082
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 30, 2024

Signature _____ (Seal)

My Commission Expires: January 30, 2024

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025