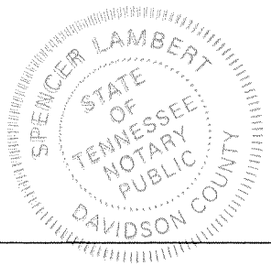
Karen Johnson Davidson County
Batch# 647182 DEEDWARR
06/01/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $7,677.50
20210601-0073243

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,075,000.00.

Kirsten Vrooder
Affiant

Subscribed and sworn to me on 05/26/21.

NOTARY PUBLIC
My Commission Expires: 11/6/2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Breckenridge Investments TN LLC 2400 Bear Rd Nashville, TN 37215	New Owner	117 10 0 024.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nancy Elizabeth Strode Comish, Trustee of The Strode Family Trust, dated November 18, 2015, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Breckenridge Investments TN LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the westerly part of Lot No. 9 and all of Lot No. 17 of Block No. 4 on the plan of Woodmont Estates as of record in Book 974, Page 29, Register's Office for said County, described together as follows:
>
> BEGINNING on the northerly margin of Valley Brook Road, at a point of 35 feet west of the corner of Lots Nos. 8 and 9; thence northwardly 294 feet, more or less, to the common corner of Lots Nos. 8, 9, 17, and 18; thence with said line, westwardly 215 feet to the easterly line of Lot No. 11; thence with the line between Lots Nos. 10, 11, and 17, southwardly 270 feet; thence with the line between Lots Nos. 9 and 10, southwestwardly 231.4 feet to the northerly margin of Valley Brook Road; thence with said Road, eastwardly 288.9 feet to the beginning.
>
> Being the same property conveyed to Wilborn D. Strode, Carolyn Williams Strode, and Nancy Elizabeth Strode Comish, Co-Trustees of The Strode Family Trust, dated November 18, 2015 by Quitclaim Deed from Wilborn D. Strode and Carolyn Williams Strode, dated November 18, 2015 and recorded November 25, 2015 in Instrument No. 20151125-0119793, Register's Office for Davidson County, Tennessee. The said Carolyn Williams Strode having since died September 15, 2019 and Wilborn B. Strode having since died January 17, 2020 leaving Nancy Elizabeth Strode Comish as surviving Trustee.
>
> This is improved property known as 2400 Bear Rd, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 05/26/2021.

The Strode Family Trust, dated November 18, 2015

By: Nancy Elizabeth Strode Comish, Trustee

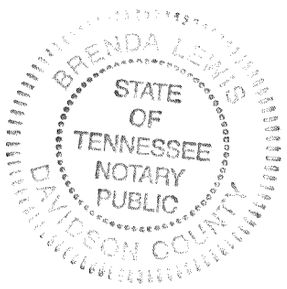
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2021, before me, the undersigned Notary Public, personally appeared, Nancy Elizabeth Strode Comish, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of The Strode Family Trust, dated November 18, 2015, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of The Strode Family Trust, dated November 18, 2015, by herself as such trustee.

Witness my hand and official seal on 05/26/2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

