Karen Johnson Davidson County
Batch# 718468 DEEDWARR
09/17/2021 08:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20210917-0124961

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

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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 **JORDYN ELROD SCHUMM, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 122 ON THE PLAN OF APACHE HILLS, SECTION III, AS SHOWN ON PLAT OF RECORD IN BOOK 4175, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO BRECKENRIDGE PROPERTY FUND 2016, LLC BY DEED FROM GARY L. MCFARLIN AND WIFE, MARIE A. MCFARLIN, DATED APRIL 23, 2021, OF RECORD IN INSTRUMENT NO. 20210430-0057958, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 4860 CIMARRON WAY, 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 Grantee. Grantor covenants with Grantee 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 Grantee, her 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 _____ day of _____, 2021.

BRECKENRIDGE PROPERTY FUND 2016, LLC, a Delaware Limited Liability Company
By: WEDGEWOOD, LLC, a Delaware Limited Liability Company
Its: Manager

BY:_____
ITS:_____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ (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 _____ _____ of Wedgewood, LLC, Manager of Breckenridge Property Fund 2016, LLC.

DONE at offices, on this the _____day of _____, 2021.

_____
NOTARY PUBLIC
My commission expires:_____

"SEE ATTACHED"

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

CALIFORNIA CERTIFICATE OF 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 that document.

State of California)

County of Los Angeles)

On 9/9/21 before me, Emilie Atoun, a notary public,
(here insert name and title of the officer)

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.

EMILIE ATOUN
COMM. #2353634
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 3, 2025

WITNESS my hand and official seal.

Signature Emilie Atoun

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

© Copyright 2007-2020 Notary Rotary, PO Box 41400, Des Moines, IA 50311-0507. All Rights Reserved. Item Number 101772. Please contact your Authorized Reseller to purchase copies of this form.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 310,000.00 .

Affiant

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

NOTARY PUBLIC
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s) as follows:
JORDYN ELROD SCHUMM

4860 CIMARRON WAY
ANTIOCH, TN 37013

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 162 03 0 029.00

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **9/9/2021**.

Date

Affiant Signature

9/15/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025