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

Karen Johnson Davidson County
Batch# 730727 DEEDWARR
10/05/2021 03:42:30 PM 5 pgs
Fees: $28.00 Taxes: $995.30
20211005-0133989

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 **GARY BARKER AND SANDRA BARKER, TRUSTEES OF THE GARY & SANDRA BAKER REVOCABLE TRUST DATED MAY 19, 2020,** 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. 30 ON THE PLAN OF SUBDIVISION OF LOT NOS. 39 AND 40 IN THE DIVISION OF THE B.F. COCKRILL FARM, AS OF RECORD IN RECORD BOOK 332, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 30 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LESLIE AVENUE, BEGINNING AT A POINT 50 FEET EAST OF THE INTERSECTION OF ETHEL STREET AND LESLIE AVENUE; THENCE RUNNING EASTERLY, WITH THE SOUTHERLY LINE OF LESLIE AVENUE, 50 FEET; THENCE SOUTHERLY 150 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID ALLEY, THENCE WESTERLY, WITH SAID LINE OF SAID ALLEY, 50 FEET; THENCE NORTHERLY 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BRECKENRIDGE PROPERTY FUND 2016, LLC BY DEED FROM JERRY W. SMITH AND WIFE, DARLENE C. SMITH, DATED APRIL 30, 2021, OF RECORD IN INSTRUMENT NO. 20210506-0061307, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,

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 16th day of September, 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, on this the _____ day of _____, 2021.

_____
NOTARY PUBLIC
My commission expires: _____

"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 September 16, 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

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 269,000.00 .

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2021.

NOTARY PUBLIC
My commission expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s) as follows:
Gary and Sandra Barker
27671 Rosebud Way
Laguna Niguel CA 92677

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
091 10 0 138.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 29, 2021.

J. Carlton Drumwright

September 29, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 29, 2021.

Notary

My Commission Expires: 12/18/22

