This instrument prepared by:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WC 7255-129599-FC
Tennessee
Map # 162-050C-050.00C0

Karen Johnson Davidson County
Batch# 769639 DEEDTRS
12/08/2021 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $573.87
20211208-0162557

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 14, 2017, and recorded in Instrument No. 20170718-0072132 in the Register's Office of Davidson County, Tennessee, ADIN TOPIC AND SANIDA HADRIC, husband and wife, conveyed to Eric Heath, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on November 1, 2021, at the Davidson County Historic Courthouse, Public Square of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Breckenridge Property Fund 2016 LLC, whose address is 2015 Manhattan Beach Blvd. , Redondo Beach, CA 90278 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FIFTY FIVE THOUSAND ONE HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Breckenridge Property Fund 2016 LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, The Law Offices of Arnold Weiss, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Breckenridge Property Fund 2016 LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 50 on the Plan of Hickory Valley Condominiums, of record in Book 4660, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 4521, page 574; as clarified, and amended in Book 5001, page 394; Book 8466, page 263; and as amended and restated in Book 10597, page 675, as re-recorded in Book 10645, page 743, said Register's Office.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

ADIN TOPIC AND SANIDA HADRIC, husband and wife, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument No. 20170718-0072131-0072131, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Breckenridge Property Fund 2016 LLC, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, The Law Offices of Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, The Law Offices of Arnold M. Weiss, Substitute Trustee, has on November 1, 2021 hereunto set his hand and seal.

THE LAW OFFICES OF ARNOLD M. WEISS, PLLC
ARNOLD M. WEISS, Substitute Trustee
BY: J. LUKE SANDERSON

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 1, 2021 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared J. LUKE SANDERSON to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

CHRISTINA STRICKLIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 6-25-25

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
5515 Country Drive Unit 50,
Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Breckenridge Property Fund 2016 LLC
2015 Manhattan Beach Blvd.
Redondo Beach CA 90278

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STATE OF TENNESSEE – COUNTY OF _____
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $155,100.00
AFFIANT _____
SUBSCRIBED AND SWORN TO BEFORE ME, _____, 20____
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 December 3, 2021 before me, K.Brooks 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.

Signature K. Brooks (Seal)

My Commission Expires: May 11, 2022

K. BROOKS
Notary Public - California
Los Angeles County
Commission # 2242118
My Comm. Expires May 11, 2022

Tennessee Certification of Electronic Document

I, Gia Hercules, 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 11/01/2021 (date of document).

Affiant Signature

12/3/2021
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 3 day of December, 2021.

K. Brooks
Notary's Signature

MY COMMISSION EXPIRES: May 11, 2022

NOTARY'S SEAL

K. BROOKS
Notary Public - California
Los Angeles County
Commission # 2242118
My Comm. Expires May 11, 2022