Karen Johnson Davidson County
Batch# 798710 DEEDTRS
02/02/2022 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,528.47
20220202-0011925

PREPARED BY:
James E. Albertelli, P.A. d/b/a ALAW
401 Commerce Street, Suite 150
Nashville, TN 37219
File No.: 21-006973

PROPERTY ADDRESS: 5570 Oak Chase Drive, Antioch, TN 37013

MAP/PARCEL NUMBER: 173-04-0A-367.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: BRECKENRIDGE PROPERTY FUND 2016, LLC

Address: 2015 Manhattan Beach Blvd. City: Redondo Beach State: California Zip: 90278

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$413,100.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20 day of January, 2022.

C. HERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2242020
My Comm. Expires May 11, 2022

Notary Signature: C. Hernandez
Printed Name: C. Hernandez
Notary State: California
Commission Exp: May 11, 2022

TRUSTEE'S DEED

This instrument made this 4th day of January, 2022, by and between **James E. Albertelli, P.A. d/b/a ALAW**, Trustee, and **BRECKENRIDGE PROPERTY FUND 2016, LLC**.

WITNESSETH:

THAT, WHEREAS, on August 11, 2016, Matthew R. McAlister, an unmarried man, duly executed and acknowledged a Deed of Trust, as recorded in **Instrument Number 20160815-0084906** ("Deed of Trust"), in the Register's Office for Davidson County, Tennessee, and conveyed to Magnolia Title and Escrow, of Nashville, TN, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Peoples Home Equity, Inc., as Beneficiary, the hereinafter described real estate to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 335 ON THE PLAN OF FINAL PLAT OAK HIGHLANDS, SECTION FOUR, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT AT INSTRUMENT NO. 20040128-0010661, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALVONIA L. GREGORY, II, A MARRIED MAN AND DEANDREA GREGORY, HIS WIFE BY WARRANTY DEED FROM LIFESTYLE HOME BUILDERS, INC. A TENNESSEE CORPORATION OF RECORD IN INSTRUMENT NO. 20141107-0102978 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED NOVEMBER 4, 2014 AND RECORDED NOVEMBER 7, 2014.

BEING ALSO THE SAME PROPERTY PREVIOUSLY CONVEYED TO LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION BY WARRANTY DEED FROM PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20140709-0060375 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 8, 2014 AND RECORDED ON JULY 9, 2014.

BEING ALSO A PORTION OF THE SAME PROPERTY PREVIOUSLY CONVEYED TO PINE OAKS PROPERTIES TWO, LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP BY SPECIAL WARRANTY DEED FROM SUN NLF LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP OF RECORD IN BOOK 10881, PAGE 126 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 9, 1998 AND RECORDED APRIL 9, 1998.

BEING FURTHER CONVEYED TO MATTHEW R. MCALISTER, AN UNMARRIED MAN, BY DEED FROM ALVONIA L. GREGORY, II, A MARRIED MAN AND DEANDREA GREGORY, HIS WIFE, DATED 8/11/2016, RECORDED 8/15/2016 AND APPEARING OF RECORD IN INSTRUMENT NO. 20160815-0084905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 5570 Oak Chase Drive, Antioch, TN 37013, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Mortgage Electronic Registration Systems, Inc., as nominee for Peoples Home Equity, Inc., as Beneficiary, assigned all right, title, and interest under the Deed of Trust to JPMorgan Chase Bank, National Association, pursuant to an instrument of record in **Instrument Number 20170301-0020392** in the aforesaid Register of Deeds Office; and

WHEREAS, JPMorgan Chase Bank, National Association, as Beneficiary, assigned all right, title, and interest under the Deed of Trust to ServiceMac, LLC, pursuant to an instrument of record in **Instrument Number 20200330-0034139** in the aforesaid Register of Deeds Office; and

WHEREAS, James E. Albertelli, P.A. d/b/a ALAW, was appointed and designated Trustee under the aforesaid Deed of Trust by ServiceMac, LLC pursuant to an instrument of record in **Instrument Number 20211116-0152613** in the aforesaid Register of Deeds Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger (Nashville), giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on November 19, 26, and December 3, 2021; and

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured; and

WHEREAS, the Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Servicemembers Civil Relief Act ("SCRA"), and such known Borrower(s) were (1) not members of the Armed Forces of the United States of America and had not been members

of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act); and

WHEREAS, on the 23rd day of December, 2021, at the hour of 10:00 o'clock a.m., local time, at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to **BRECKENRIDGE PROPERTY FUND 2016, LLC**, at a bid of **$413,100.00**, being the highest and best bid, which purchase price was paid to the undersigned Trustee and then applied by said Trustee as directed and provided in said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, James E. Albertelli, P.A. d/b/a ALAW, as Trustee, does hereby grant, bargain, sell, transfer, and convey unto **BRECKENRIDGE PROPERTY FUND 2016, LLC** the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, James E. Albertelli, P.A. d/b/a ALAW, Trustee hereunto set its hand and seal the day and year first above written.

James E. Albertelli, P.A. d/b/a ALAW, Trustee

By: _____

Printed Name: Michael N. Wennerlund

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, personally appeared Michael N. Wennerlund with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of James E. Albertelli, P.A. d/b/a ALAW, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of James E. Albertelli, P.A. d/b/a ALAW.

WITNESS my hand, at office, this 4th day of January, 2022.

TREVOR BASKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature: _____

Printed Name: Trevor Baskin

Notary State: Tennessee

Commission Exp: 5-7-24

A|LAW 21-006973

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 12/23/2021 (date of document).

Affiant Signature

1/20/2022
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 20 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 11, 2022

NOTARY'S SEAL

C. HERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2242020
My Comm. Expires May 11, 2022