This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 799426 DEEDWARR
02/02/2022 02:26:30 PM 10 pgs
Fees: $53.00 Taxes: $832.50
20220202-0012538

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Breckenridge Property Fund 2016, LLC
2320 Potosi Street, Suite 130
Las Vegas, NV 89146

MAP 9110A07200CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Crystal V. Lundy, Administratrix of The Estate of Ronald Cline**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Breckenridge Property Fund 2016, LLC, a Delaware limited liability company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 72 on the Plan of Phase 3, Rice Hill, of record in Plat Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Florence Cline and spouse Ronald L. Cline by Deed dated September 30, 2003 of record in Instrument No. 20031003-0146645 Register's Office for Davidson County, Tennessee.

Florence Cline having since died March 20, 2017 (Exhibit A "Obituary"), leaving Ronald L. Cline as the sole owner. Ronald L. Cline aka Ronald Cline died October 4, 2021, (Exhibit B "Death Certificate", Exhibit C "TennCare Release"), unmarried and intestate. His estate being administered in the Probate Court for Davidson County, Tennessee at Nashville, Docket No. 21P2120, Crystal V. Lundy was appointed Administratrix, and is the only heir at law. An Order of the Court for Sale of Real Property is attached as Exhibit D.

This is improved property known as 1456 Rice Hill Circle, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 6812, page 48, said

Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 6812, page 48, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 6900, page 292, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Charter /ByLaws contained in an instrument of record in Book 6824, page 986, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to any Homeowner Association dues and/or fees, of record in Register's Office for said County.

Subject to rights of others in and to the common areas and/or elements.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said 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 covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, 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.

STATE OF TENNESSEE) COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 12-29-23

CAITLIN MARIE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

WITNESS its hand this the 21st day of January, 2022.

**The Estate of Ronald Cline**

by: Crystal V. Lundy, Administratrix

Crystal V. Lundy, Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Crystal V. Lundy**, as beneficiary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 12-29-22
Comm exp 11/3/25

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

STATE OF TENNESSEE )
COUNTY OF DAV|IDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Crystal V. Lundy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Administratrix of **The Estate of Ronald Cline**, with the authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of January, 2022.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 1/24/2022

Affiant Signature Date 1/24/2022

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 24 day of Jan, 2022,

Notary Public
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

Exhibit A

2930 Murfreesboro Pike

Antioch, TN

**RECORDS**

View more records for Cline on Ancestry.com®

Sponsored

Florence brabson Cline

Antioch, TN

Age 58, Antioch, March 20, 2017.

Proceed in death by parents, Haskel C. Brabson and Betty Louise Brabson.

Survived by husband, Ronald Cline; daughter, Katina Brabson; son, Keith Brabson; grandchildren, kayla Brown, Kingston McQueen; sisters, Rowena Cody, Freddie Keith, Debra Cook, Christine Brabson, Ingrid Hurst, Charlene Avery; brothers, Ronald Brabson, John Avery and a host of family and friend.

Visitation Saturday, March 25, 1-2 p.m., memorial to follow at Lakeshore Christian Church.

New Generation Funeral Home, 615-365-7105. newgenerationfn.com.

Published by Tennessean on Mar. 23, 2017.

202202020012538

Exhibit B
192



TENNESSEE DEPARTMENT OF HEALTH

# CERTIFICATE OF DEATH

STATE FILE NUMBER 2021 071808

| 1. Decedent's Legal Name | | | 2. Sex | 3. Date of Death |
|---|---|---|---|---|
| RONALD CLINE | | | MALE | 10/04/2021 |
| **4. Time of Death** (Approx.) | **5a. Age** | **6. Date of Birth** | **7. Birthplace** | |
| 08:45 AM | 62 | [redacted]1958 | KNOXVILLE, TN | |

**8a. Place of Death**
DECEDENTS HOME

| 8b. Facility Name | 8c. City or Town | 8d. County of Death |
|---|---|---|
| 1456 RICE HILL CIRCLE | ANTIOCH | DAVIDSON |

| 9. Marital Status | 10. Surviving Spouse (name prior to first marriage) | 11a. Decedent's Usual Occupation | 11b. Kind of Business/Industry |
|---|---|---|---|
| WIDOWED | | BUS MONITOR | METRO SCHOOL SYSTEM |
| **12. Social Security Number** | **13a. Residence-State or Foreign Country** | **13b. County** | **13c. City or Town** |
| [redacted]1774 | TENNESSEE | DAVIDSON | ANTIOCH |

| 13d. Street and Number | 13e. Inside City Limits? | 13f. Zip Code | 14. Was Decedent ever in US Armed Forces? |
|---|---|---|---|
| 1456 RICE HILL CIRCLE | YES | 37013 | YES |

| 15. Decedent's Education | 16. Decedent of Hispanic Origin? | 17. Decedent's Race |
|---|---|---|
| SOME COLLEGE CREDIT, BUT NO DEGREE | NO, NOT SPANISH/HISPANIC/LATINO | BLACK OR AFRICAN AMERICAN |

| 18. Father's Name | 19. Mother's Name Prior to First Marriage |
|---|---|
| UNKNOWN | UNKNOWN |

| 20a. Informant's Name | 20b. Relationship to Decedent | 20c. Mailing Address |
|---|---|---|
| VICTOR LAWRENCE | FRIEND | 1456 RICE HILL CIRCLE, ANTIOCH, TN 37013 |

| 21a. Method of Disposition | 21b. Place of Disposition | 21c. Location |
|---|---|---|
| BURIAL | EAST TN VETERANS CEMETERY | KNOXVILLE, TN |

| 22a. Signature of Funeral Director | 22b. License Number | 22c. Signature of Embalmer | 22d. License Number |
|---|---|---|---|
| ▶ /e/ BRIAN L BUCKMON | 4619 | ▶ /e/ Brian L Buckmon | 4620 |

| 23a. Name and Address of Funeral Home | 23b. License Number |
|---|---|
| PATTON FUNERAL HOME, 265 FAIR STREET SE, CLEVELAND, TN 37311-2632 | 361 |

| 24. Registrar's Signature | 25. Date Filed |
|---|---|
| ▶ /e/ EDWARD G BISHOP III | 10/14/2021 |

**26. Certifier**

26a. ☐ **PHYSICIAN** – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☒ **MEDICAL EXAMINER** – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

| 27a. Certifier | 27b. License Number | 27c. Date Signed |
|---|---|---|
| ▶ /e/ CHRISTOPHER GEFFRE | 64177 | 10/12/2021 |

**27d. Name and Address**
CHRISTOPHER GEFFRE 850 R.S. GASS BLVD, NASHVILLE, TN 37216

**28. Part I.** ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

| | | Approximate Interval: Onset to Death |
|---|---|---|
| IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the **UNDERLYING CAUSE** (disease or injury that initiated the events resulting in death) LAST | a. PENDING | |
| | b. | |
| | c. | |
| | d. | |

**Part II.** OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

| 29a. Was an Autopsy Performed? |
|---|
| 29b. Were Autopsy Findings Available to Complete the Cause of Death? |

| 30. Manner of Death | 31. Did Tobacco Use Contribute to Death? | 32. If Female: |
|---|---|---|
| PENDING | | |

| 33. If Transportation Injury, Specify: | 34a. Date of Injury | 34b. Time of Injury | 34c. Injury at Work? | 34d. Place of Injury |
|---|---|---|---|---|
| | 34e. Describe How Injury Occurred | | | 34f. Location of Injury |

RDA 10112

PH-1659E

**This document is not a certified copy.**

**Pursuant to TENN CODE ANN § 56-7-206, this document may only be used for the purposes of establishing proof of death as it relates to a life insurance policy with a value of fifteen thousand dollars ($15,000.00) or less.**

2 of 2



TENNESSEE DEPARTMENT OF HEALTH

# DELAYED REPORT OF DIAGNOSIS - DEATH

STATE FILE NUMBER 2021 071808

| 1. Decedent's Legal Name | | | | 2. Sex | 3. Date Of Death |
|---|---|---|---|---|---|
| RONALD CLINE | | | | MALE | 10/04/2021 |
| **5a. Age** | **5b. Under 1 Year** | | **5c. Under 1 Day** | | **6. Date Of Birth** |
| | Months | Days | Hours | Minutes | |
| 62 | | | | | 12/23/1958 |
| **8b. Facility Name** | | | **8c. City Or Town** | | **8d. County Of Death** |
| 1456 RICE HILL CIRCLE | | | ANTIOCH | | DAVIDSON |
| **24. Registrar's Signature** | | | | **25. Date Filed** | |
| ▶ /e/ EDWARD G BISHOP III | | | | 12/07/2021 | |

**26. Certifier**

**26a.** ☐ **PHYSICIAN** – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

**26b.** ☒ **MEDICAL EXAMINER** – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

| **27a. Certifier** | **27b. License Number** | **27c. Date Signed** |
|---|---|---|
| ▶ /e/ CHRISTOPHER GEFFRE | 64177 | 12/07/2021 |

**27d. Name And Address**

CHRISTOPHER GEFFRE 850 R.S. GASS BLVD, NASHVILLE, TN 37216

**28. Part I.** ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

| | | APPROXIMATE INTERVAL: ONSET TO DEATH |
|---|---|---|
| IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the **UNDERLYING CAUSE** (disease or injury that initiated the events resulting in death) **LAST** | a. [redacted] | |
| | b. | |
| | c. | |
| | d. | |

**Part II.** Other Significant Conditions Contributing To Death But Not Resulting In The Underlying Cause Given In Part I

**29a.** Was An Autopsy Performed? YES

**29b.** Were Autopsy Findings Available To Complete The Cause Of Death? YES

| **30. Manner Of Death** | **31. Did Tobacco Use Contribute To Death?** | **32. If Female:** |
|---|---|---|
| [redacted] | UNKNOWN | N/A |

| **33. IF TRANSPORTATION INJURY, SPECIFY:** | **34a. DATE OF INJURY** | **34b. TIME OF INJURY** | **34c. INJURY AT WORK?** | **34d. PLACE OF INJURY** |
|---|---|---|---|---|
| | | | | |

| **34e. Describe How Injury Occurred** | **34f. Location Of Injury** |
|---|---|
| | |

RDA 10112

PH-1665E

Exhibit C

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

January 19, 2022

Toni W. Rutgerson
PO Box 17116
Nashville, TN 37217

RE: Cline, Ronald Date of Death: 10/4/2021 SSN: xxx-xx-1774
Our File Number: 53927

Toni W. Rutgerson:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

**This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to any Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust when making such a request.**

Sincerely,

Joan Jackson
TennCare RFR Processing Unit

Exhibit D
Page 1 of 3

# THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

**IN RE:**

**THE ESTATE OF RONALD CLINE,**
Deceased.

Docket No. 21P2120

**CRYSTAL V. LUNDY,**
Administratrix.

## ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY

This matter came to be heard on the 14th day of January, 2022 before the Honorable Randy Kennedy on the Administratrix's Motion to Approve Contract for Sale of Real Property. Upon review of the motion and the entire record, THE COURT FINDS:

1. The decedent, Ronald Cline, died owning a fee simple interest in the following described real property (hereinafter, "the Property"):

> Land in Davidson County, Tennessee, being Lot Number 72 on the Plan of Phase 3, Rice Hill, of record in Plat Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Florence Cline and spouse, Ronald L. Cline, by deed from Frederick Morrison of record as Instrument No. 20031003-0146645 in the Register's Office for Davidson County, Tennessee. Florence Cline having died on March 20, 2017, vesting Ronald L. Cline with fee simple title by virtue of being the surviving tenant by the entirety.
>
> This is improved property known as:
> **1456 Rice Hill Circle**
> **Antioch, TN 37013**

2. A Notice of Insolvency and Motion for Order Authorizing Sale of Decedent's Real Property to Pay Debts of Decent was filed by the Administratrix on December 13, 2021.

3. The Administratrix was authorized to list the Property for sale by order entered on December 17, 2021.

4. The Administratrix, Crystal V. Lundy, is the sole beneficiary of the Estate.

5. The Contract dated January 13, 2022 for the purchase price of $225,000.00 should be approved.

6. A Six Percent (6%) real estate commission to Robert ("Bobby") Wood of Re/Max Carriage House, or his assigns, is reasonable and appropriate to be paid at closing.

7. The invoice submitted by CSC Management, LLC for services rendered in removing all personal property from the property and changing the locks in the amount of $2,362.36 is reasonable and appropriate to be paid at closing.

8. Taxes for 2022 shall be prorated at closing.

9. All other "normal seller closing costs" should be paid at closing, including title insurance, seller's closing fee, homeowner association dues/fees, etc.

10. The net proceeds shall be tendered to the Estate of Ronald Cline pending further orders of the Court.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1. The Contract dated January 13, 2022 for the sale of 1456 Rice Hill Circle, Antioch, TN 37013 is hereby APPROVED and CONFIRMED;

2. Payment of a six (6%) percent commission to Robert ("Bobby") Wood of Re/Max Carriage House or his assigns at closing is APPROVED;

3. Payment to CSC Management, LLC in the amount of $2,362.36 for services rendered in emptying the property and preparing it for sale is APPROVED;

4. All other standard seller closing costs, including but not limited to: title insurance, closing fee, prorated taxes, etc. are APPROVED; and

5. The net proceeds of the sale shall be tendered to the Estate of Ronald Cline pending further orders of the Court.

ENTERED THIS 14 DAY OF January, 2022.

JUDGE RANDY KENNEDY

APPROVED FOR ENTRY,

/s/Toni W. Rutgerson

TONI WAYNICK RUTGERSON, #032469
Attorney for Administratrix for the
Estate of Ronald Cline
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(t) 615-885-5707
(f) (615) 691-7308
toni@rutgersonlaw.com

**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of the foregoing has been sent via first-class U.S. Mail, postage prepaid, or hand delivered to the following, this the 13TH day of January, 2022.

Ms. Crystal Victoria Lundy
2220 McCalla Ave
Knoxville, TN 37915

/s/ Toni W. Rutgerson
Toni Waynick Rutgerson