Karen Johnson Davidson County
Batch# 819061 DEEDWARR
03/10/2022 10:30:30 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220310-0027682

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13023NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Breckenridge Property Fund 2016, LLC	Breckenridge Property Fund 2016, LLC	164100A06100CO
(NAME)	(NAME)	
2320 Potosi Street, Suite 130	2320 Potosi Street, Suite 130	
(ADDRESS)	(ADDRESS)	
Las Vegas NV 89146	Las Vegas NV 89146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JENNIFER L. WILMORE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRECKENRIDGE PROPERTY FUND 2016, LLC, a Delaware limted liability company**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 209 on the Plan of Village Two, Summerfield, according to plat thereof, record in Instrument No. 200011929-0098421, Register's Office of Davidson County, Tennessee, to watch plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Teddy R. Wilmore and wife, Jennifer L. Wilmore by Deed dated December 11, 2017 from Southern Home Builders, LLC, a Tennessee limited liability company, of record in Instrument Number 20020828-0104443, Register's Office for Davidson County, Tennessee. Further conveyed to Jennifer L. Wilmore by Quitclaim Deed from Teddy R. Wilmore of record in Instrument Number 20171211-0126210, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2700 Streamfire Cove, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of February, 2022.

Jennifer L. Wilmore

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28 day of February 2022, before me personally appeared **Jennifer L. Wilmore** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 28 day of February, 2022

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 2/28/2022 (date of document).

Affiant Signature
Date 2/28/2022

State of TN
County of Williamson

Sworn to and subscribed before ~~me this~~ 28 day of February 2022

Notary's Signature
MY COMMISSION EXPIRES: 8/1/22

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY