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# 843213 DEEDWARR
04/20/2022 01:27:38 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00

20220420-0045866

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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 **LAUREN NICOLE WALLICK,** HEREINAFTER CALLED THE GRANTEE, HER 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.(S) 15 AND 16, BLOCK "U" ON THE PLAN OF MAP OF HADLEY'S BEND CITY OF RECORD IN PLAT BOOK 421, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOTS 15 AND 16 FRONT TOGETHER 50 FEET ON THE WESTERLY SIDE OF HADLEY BEND BOULEVARD AND EXTEND BACK BETWEEN PARALLEL LINES 10 FEET TO A DEAD LINE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BRECKENRIDGE PROPERTY FUND 2016, LLC BY DEED FROM EDWARD AL PALMER, JR. AND CHASITY LIN, DATED DECEMBER 17, 2021, OF RECORD IN INSTRUMENT NO 20211222-0169397, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 426 HADLEYS BEND BLVD, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee 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 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 6th day of April, 2022.

BRECKENRIDGE PROPERTY FUND 2016, LLC, a Delaware Limited Liability Company

By: WEDGEWOOD, LLC, a Delaware Limited Liability Company
Its: Manager

BY: Wade Branden Berger
ITS: Authorized Agent

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, 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 _____, 2022.

"see attached"

_____
NOTARY PUBLIC

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 April 6, 2022 before me, Tiffany Le a Notary Public, personally appeared Wade Brandenberger, 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 _____ (Seal)

My Commission Expires: January 30, 2024

My commission expires: _____

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of April, 2022.

_____
NOTARY PUBLIC
My commission expires: 1.19.25

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
LAUREN NICOLE WALLICK
426 Hadleys Bend Blvd
Old Hickory TN 37138

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
063 08 0 007.00