Karen Johnson Davidson County
Batch# 850331 DEEDQC
05/04/2022 12:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220504-0051674

THIS INSTRUMENT PREPARED BY: **Breckenridge Property Fund 2016, LLC** *2015 Manhattan Beach Boulevard, Suite 100* *Redondo Beach, CA 90278* *(310) 640-3070* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and **Breckenridge Property Fund 2016, LLC** shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.	*STATE OF CALIFORNIA* *COUNTY OF LOS ANGELES* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* _____ *Affiant* Sworn to and subscribed to before me this ___ day of _____ 20____. _____ *Notary Public* *My commission expires:*

Name and Address of New Owner: **Champery Real Estate 2015, LLC** 2015 Manhattan Beach Blvd, Suite 100 Redondo Beach, CA 90278	
Send Tax Bills To: Champery Real Estate 2015, LLC	
Street Address of Subject Property: 5821 Leslie Avenue Nashville, Tennessee 37209	**Parcel ID:** 091-10-0-137

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Breckenridge Property Fund 2016, LLC, a Delaware limited liability company** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Champery Real Estate 2015, LLC, a California limited liability company** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **County** Davidson, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION.

WITNESS my hand this 30th day of August, 2021

Breckenridge Property Fund 2016, LLC,
a Delaware limited liability company

By: Wedgewood, LLC
a Delaware limited liability company
Its: Manager

By: _____
Wade Brandenberger, Vice President

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 that document.

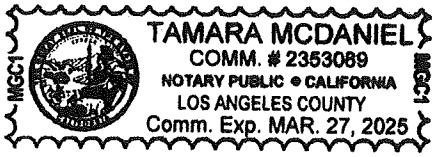
State of California
County of Los Angeles)

On August 27, 2021 before me, Tamara McDaniel, Notary Public
(insert name and title of the officer)

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 Tamara McDaniel (Seal)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Cockrill Farm of record in Plat Book 332, Page 41, 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 Lot No. 29 fronts 50 feet on the Southerly side of Leslie Avenue and runs back between parallel lines with the Easterly margin of Ethel Street 150 feet to an alley.

This being the same property conveyed to Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company, by Deed of record in Instrument Number 20210506-0061308, Register's office for Davidson County, Tennessee.

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 8/30/20201 (date of document).

Affiant Signature

9/16/2021
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 16th day of September, 2021.

E. J. LOPEZ
Notary Public - California
Los Angeles County
Commission # 2301362
My Comm. Expires Sep 9, 2023

Notary's Signature

MY COMMISSION EXPIRES: 9/9/23

NOTARY'S SEAL

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 10.00

Affiant

Subscribed and sworn before me, this 16th day of September, 2021.

Notary

E. J. LOPEZ
Notary Public - California
Los Angeles County
Commission # 2301362
My Comm. Expires Sep 9, 2023