Karen Johnson Davidson County
Batch# 880318 DEEDWARR
06/29/2022 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20220629-0074795

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
(931) 233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, 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 **SAY BER WAH AND LAH GAR PAW, HUSBAND AND WIFE, AND HTOO KLER MOO, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 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.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BRECKENRIDGE PROPERTY FUND 2016, LLC, BY WARRANTY DEED FROM CRYSTAL V. LUNDY, ADMINISTRATRIX OF THE ESTATE OF RONALD CLINE, DATED JANUARY 21, 2022, OF RECORD IN INSTRUMENT NO. 20220202-0012538, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1456 RICE HILL CIRCLE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully

and interest thereto belonging to said Grantees. Grantor covenants with Grantees 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 8th day of June, 2022.

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

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

BY: Wade Brandenberger
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 President (or other officer authorized to execute the instrument) of WEDGEWOOD, LLC, Manager authorized agent 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"

ACKNOWLEDGMENT

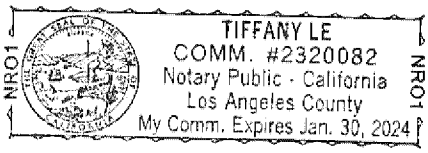
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On June 8, 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

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 380,000.

Affiant

Subscribed and sworn to before me, this the 8 day of June, 2022.

NOTARY PUBLIC
My commission expires:

Address New Owner(s) as follows:
SAY BER WAH
HTOO KLER MOO
LAH GAR PAW
1456 Rice Hill
Antioch TN 37013

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
149 110A 072.00 C0

Tennessee Certification of Electronic Document

K. DeSiree Sailsman, 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 **06/08/22** (date of document).

Affiant Signature

06/27/22
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **27** day of **June**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

