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

Address New Owner(s) as follows:
ROBERT CAMP
ALISON BONDS
5821 Leslie Ave.
Nashville TN 37209

Send Tax Bills To:
Same as above

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

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, **CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ROBERT CAMP AND ALISON BONDS, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

Map and Parcel Number(s):
091 10 0 137.00

LAND SITUATED IN DAVIDSON COUNTY, TN, 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 10 FEET TO AN ALLEY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHAMPERY REAL ESTATE 2015, LLC BY QUITCLAIM DEED FROM BRECKENRIDGE PROPERTY FUND 2016, LLC DATED AUGUST 30, 2021, OF RECORD IN INSTRUMENT NO. 20220504-0051674, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title,

Karen Johnson Davidson County
Batch# 887987 DEEDWARR
07/13/2022 08:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20220713-0080296

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 28th day of JUNE, 2022.

CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: WEDGEWOOD, LLC
ITS: MEMBER

BY: _____
ITS: Authorized Agent
Wade Brandenberger

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 Champery Real Estate 2015, LLC, the within named bargainor, a California Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as authorized agent for Wedgewood, LLC, Manager of Champery Real Estate 2015, LLC.

DONE at offices, on this the _____day of _____, 2022.

_____
NOTARY PUBLIC
My commission expires:_____

"SEE ATTACHED"

CALIFORNIA CERTIFICATE OF 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 June 28, 2022 before me, D.L. Clark, a Notary Public,
(here insert name and title of the officer)

personally appeared Wade Brandenberger, as authorized agent for Wedgewood, LLC member of Champery Real Estate 2015, LLC, a California Limited Liability Company,

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.

D. L. CLARK
COMM. #2347530
Notary Public · California
Los Angeles County
My Comm. Expires Feb. 17, 2025

Signature _____ (Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

© Copyright 2007-2018 Notary Rotary, PO Box 41400, Des Moines, IA 50311-0507. All Rights Reserved. Item Number 101772. Please contact your Authorized Reseller to purchase copies of this form.

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 June 28, 2022.

Rebecca G. Burkhart

Affiant

Date: July 12, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of July 2022.

Rachel Minton

Notary Public

My Commission Expires: 1/31/26

