Karen Johnson Davidson County
Batch# 889139 DEEDWARR
07/14/2022 11:05:27 AM 2 pgs
Fees: $13.00 Taxes: $13,046.18
20220714-0080981

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16406-AP

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,523,994.00.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2022.

Notary Public
My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas G. Pappas, Jr. 1714 Rosewood Ave Nashville, TN 37212	New Owner	117-4-89.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Breckenridge Investments TN LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas G. Pappas, Jr., an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs 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 the west 20 feet of Lot No. 267 and the East 40 feet of Lot No. 268 on the Plan of Belmont Land Co.'s Plan of record in Book 421, Page 34, 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 part of said lots adjoin and front together 60 feet on the North side of Rosewood Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Breckenridge Investments TN LLC, a Tennessee limited liability company by Warranty Deed from Ambassador Development, LLC, a Texas limited liability company, dated March 15, 2021, recorded March 18, 2021, of record in Instrument No. 20210318-0035872, Register's Office for Davidson County, Tennessee,

This is improved property located at: **1714 Rosewood Avenue, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 heirs 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2022.

GRANTOR:

Breckenridge Investments TN LLC,
a Tennessee Limited Liability Company

By: _____
Kenneth L. Shaw, Jr., Sole Member

STATE OF NEW JERSEY
COUNTY OF Monmouth

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth L. Shaw, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Breckenridge Investments TN LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2022.

_____
Notary Public
My Commission expires: 12/21/2025

SUSAN L PROFACI
Notary Public, State of New Jersey
My Commission Expires
December 21, 2025