Karen Johnson Davidson County
Batch# 900534 DEEDWARR
08/08/2022 02:31:30 PM 5 pgs
Fees: $28.00 Taxes: $1,702.00
20220808-0090159

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 THOUSAND AND NO/100 DOLLARS ($10,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAL RAJ GURUNG AND MENA GURUNG, HUSBAND AND WIFE, AND LALITA GURUNG, A SINGLE WOMAN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO. 335 ON THE PLAN OF FINAL PLAT OAK HIGHLANDS, SECTION FOUR, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT AT INSTRUMENT NO. 20040128-0010661, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BRECKENRIDGE PROPERTY FUND 2016, LLC, BY TRUSTEE'S DEED FROM JAMES E. ALBERTELLI, P.A. D/B/A ALAW, TRUSTEE, DATED JANUARY 20, 2022, OF RECORD IN INSTRUMENT NO. 20220202-0011925, IN THE REGISTER'S OFFICE FOR MONTGOMERY COUNTY, TENNESSEE.
This is improved property, known as: 5570 OAK CHASE DR, 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 covenant 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.

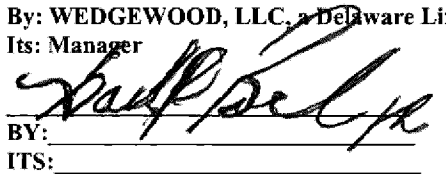
GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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 _____ day of _____, 20____.

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

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



BY:_____
ITS:_____

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 member (or other officer authorized to execute the instrument) of Wedgewood, LLC, Manager of Breckenridge Property Fund 2016, LLC,, the within named bargainor, a Delaware 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 of Wedgewood, LLC, Manager of Breckenridge Property Fund 2016, LLC.

DONE at offices, on this the _____ day of _____, 20____.

_____
NOTARY PUBLIC
My commission expires: _____

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 July 13, 2022 before me, D. L. Clark, a Notary Public,
(here 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.

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

NRO1 NRO1

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)

☐ _____

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STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 460,000.

Affiant

Subscribed and sworn to before me, this the 5 day of August, 2022

NOTARY PUBLIC
My commission expires: _____

Address New Owner(s) as follows:
DAL R GURUNG and LALITA D GURUNG
6570 Oak Chase Dr.
Nashville TN 37013

Send Tax Bills To:
Same as above

Map and Parcel ID
#173 04 0A 367.00



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 **07/15/22** (date of document).

Affiant Signature

08/08/22
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **8** day of **August**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

