Karen Johnson Davidson County
Batch# 918081 DEEDWARR
09/16/2022 03:30:30 PM 5 pgs
Fees: $28.00 Taxes: $1,628.00
20220916-0103705

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 ($10.00), 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, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY J WATKINS AND JERRY C WATKINS, WIFE AND HUSBAND**, 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 ALL OF LOT NO 209 ON THE PLAN OF VILLAGE TWO, SUMMERFIELD, ACCORDING TO PLAT THEREOF, RECORDED IN INSTRUMENT NO 20000929-096421 (INADVERTENTLY SHOWN ON PRIOR DEED AS INSTRUMENT NO 200011929-0098421), REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BRECKENRIDGE PROPERTY FUND 2016, LLC, BY WARRANTY DEED FROM JENNIFER L WILMORE, DATED FEBRUARY 28, 2022, OF RECORD IN INSTRUMENT NO 20220310-0027682, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 2700 STREAMFIRE CV, ANTIOCH, TN 37013, AND IS DESIGNATED AS MAP AND PARCEL NO. 164 10 0A 061.00.

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 18th day of August, 2022.

BRECKENRIDGE PROPERTY FUND 2016, LLC, a Delaware Limited Liability Company
By: WEDGEWOOD, LLC, a Delaware Limited Liability Company
Its: Manager

BY: _____
GREGORY L. GEISER, 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 authorized agent (or other officer authorized to execute the instrument) of Wedgewood, LLC, Manager of Breckenridge Property Fund 2016, LLC, the within named bargainer, a Delaware Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

DONE at offices, on this the ____ day of _____, 2022.

_____
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 August 18, 2022 before me, D. L. Clark, a Notary Public
(here insert name and title of the officer),

personally appeared Gregory L. Geiser, authorized agent of Wedgewood, LLC, manager of Breckenridge Property Fund 2016, LLC,

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)

☐ _____

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STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 440,000.00.

DR
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2022.

NOTARY PUBLIC
My commission expires 1.19.25

KATHERINE R. ROBERTS * MONTGOMERY COUNTY * STATE OF TENNESSEE NOTARY PUBLIC

Address New Owner(s) as follows:
MARY J WATKINS and JERRY C WATKINS
2700 Streamfire Cove
Antioch, TN 37013

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 164 10 0A 061.00

True Copy Certification

I, Brittney Clark, 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 original document executed and authenticated according to law on 08/18/22.

Brittney Clark 09/15/22

Affiant Signature Date

State of: Tennesee
County of: Montgomery

Sworn to and subscribed before me this 15 day of September, 2022.

L. Ruble

Notary's Signature

My Commission Expires: 12/12/23

Notary Seal

L. RUBLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY