WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: November 15, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Breckenridge Property Fund 2016 LLC	Breckenridge Property Fund 2016 LLC	136-03-0A-078-00
(NAME)	(NAME)	
4000 Anderson Road, Unit 78	2015 Manhattan Beach Blvd, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Redondo Beach, CA 90278	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1005812 DEEDWARR
05/22/2023 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $638.25
20230522-0038181

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Eric Joshua Weitemeyer, personal representative of the Estate of Elizabeth Florence Weitemeyer,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Breckenridge Property Fund 2016 LLC, a Delaware limited liability company,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 78, Building No. 9, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office for Davidson County, to which reference to which is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Florence Weitemeyer and Elizabeth Carrick Weitemeyer by Warranty Deed from John W. McKay, Trustee, dated 03/30/1988, of record in Book 7505, Page 114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Florence Weitemeyer by Quitclaim Deed from Elizabeth Carrick Weitemeyer, dated 11/12/1999, of record in Book 11742, Page 725, Register's Office for Davidson County, Tennessee. The said Elizabeth Florence Weitemeyer died intestate on 03/10/2022, leaving Eric Joshua Weitemeyer, as personal representative of the Estate of Elizabeth Florence Weitemeyer, deceased as evidenced in File No. 22P686, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4000 Anderson Road, Unit 78, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 19th day of May, 2023.

Estate of Elizabeth Florence Weitemeyer

By: _____, ADMINISTRATOR
Eric Joshua Weitemeyer, Personal Representative

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Joshua Weitemeyer, the personal representative for the Estate of Elizabeth Florence Weitemeyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of May, 2023.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public: _____
My Commission Expires: December 19, 2026

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 5/19/2023.

Affiant Signature

5/22/2023
Date

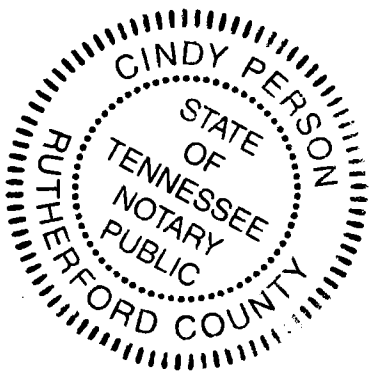
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 22 day of May, 2023.

Notary Public

(SEAL)

My Commission Expires: 4-19-2027



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