Karen Johnson Davidson County
Batch# 1007502 DEEDWARR
05/25/2023 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230525-0039460

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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DORIS Y BELL, UNMARRIED**, HEREINAFTER CALLED GRANTOR, 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, ITS 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 A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE WEST MARGIN OF OLD MATTHEWS ROAD, FORMERLY MANILA STREET, APPROXIMATELY 400.00 FEET NORTH OF THE INTERSECTION OF OLD MATTHEWS ROAD AND CHRIS STREET. SAID PARCEL BEING LOT 9 OF HICKORY HEIGHTS, NOT OF RECORD, BY Z J WILKINSON, DATED MAY 22, 1948, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY OF OLD MATTHEWS ROAD, SAID PIN BEING THE NORTHEAST CORNER OF LOT 8, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT, THENCE, LEAVING OLD MATTHEWS ROAD WITH THE NORTH LINE OF LOT 8, NORTH 84 DEGREES 06 MINUTES 58 SECONDS WEST, 150.00 FEET TO AN IRON PIN (OLD);

THENCE, WITH THE EAST LINE OF LOT 37, NORTH 06 DEGREES 16 MINUTES 31 SECONDS EAST, 50.00 FEET TO AN IRON PIN (OLD), SAID PIN BEING THE NORTHWEST CORNER OF SUBJECT LOT AND THE SOUTHWEST CORNER OF LOT 10;

THENCE, WITH THE SOUTH LINE OF LOT 10, SOUTH 84 DEGREES 06 MINUTES 58 SECONDS EAST, 150.00 FEET TO AN IRON PIN (NEW) IN THE WESTERLY RIGHT OF WAY OF OLD MATTHEWS ROAD, SAID PIN BEING THE SOUTHEAST CORNER OF LOT 10, AND THE NORTHEAST CORNER OF SUBJECT LOT;

THENCE, SOUTH 06 DEGREES 16 MINUTES 31 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7,500 SQUARE FEET OR 0.17 ACRE, MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DORIS Y BELL BY WARRANTY DEED FROM P T DEVELOPMENT, LLC, DATED FEBRUARY 27, 2002, OF RECORD IN INSTRUMENT NO 20020325-0035807, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 2861 OLD MATTHEWS RD, Nashville, TN 37207, AND IS DESIGNATED AS MAP AND PARCEL NO. 059 16 0 191.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that she 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 herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its 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 24th day of May, 2023.

Doris Y Bell
DORIS Y BELL

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DORIS Y BELL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville (City), TN (State), on this the 24th day of May, 2023.

Notary Public
My Commission Expires: _____

VENINKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2025

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 280,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2023.

NOTARY PUBLIC
My commission expires 1-19-25

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

Address New Owner(s) as follows:
BRECKENRIDGE PROPERTY FUND 2016, LLC
2015 Manhattan Beach Blvd #100
Redondo Beach, CA 90278

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 059 16 0 191.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/24/2023 (date of document).

Brittney Clark
Affiant Signature

05/25/2023
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 25th day of May, 2023.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202305250039460