Karen Johnson Davidson County
Batch# 1010011 DEEDWARR
06/01/2023 02:35:30 PM 6 pgs
Fees: $33.00 Taxes: $1,221.00
20230601-0041506

PREPARED BY:
LEMEH & ASSOCIATES
380 Spring Creek Road
Lebanon, TN 37087

ADDRESS OF NEW OWNER(S):
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd.
Redondo Beach, CA 90278

SEND TAX BILL TO:
SAME

MAP-PARCEL NUMBERS
087010A11700CO

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
HEATHER ELIZABETH GORDON,	)	Bk. No. 23-00009-RSM3-7
	)	
	)	
Debtor(s).	)	

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, Heather Elizabeth Gordon is a debtor in a certain case pending pursuant to Chapter 7, Title 11, United States Code, in the United States Code, in the United States Bankruptcy Court for the MIDDLE DISTRICT OF TENNESSEE, the same bearing bankruptcy number 23-00009-RSM3-7; and

WHEREAS, certain property previously owned by the debtor, as more fully set forth in debtor's' bankruptcy schedules filed under penalty of perjury in the aforesaid bankruptcy case, and Michael Alan Gordon, who has not filed bankruptcy but who as co-owner of said real property is joining in this Deed to transfer his interest in said real property as set forth herein; and

WHEREAS, the debtor's interest in said real property has passed to and become an asset of the debtor's bankruptcy estate and Michael Alan Gordon, who has not filed bankruptcy, is a co-owner of said real property; and

WHEREAS, the undersigned grantor, consisting of the Trustee and Michael Alan Gordon, who has not filed bankruptcy but is a co-owner of said real property, with the Trustee being duly appointed and serving as trustee in said bankruptcy case, having the right and duty under Title 11, United States Code, lawfully to convey all such assets of said debtor and Michael Alan Gordon, as co-owner of said real property, is joining in this Deed to transfer his interest in said real property as set forth herein; and

WHEREAS, among the aforesaid assets is the real property described on Exhibit A, which is attached hereto and incorporated herein by reference;

NOW THEREFORE, for and in consideration of the sum of $330,000.00 cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor, in her

capacity as trustee in bankruptcy as aforesaid and in no other capacity, as well as Michael Alan Gordon, all do hereby sell, transfer, and convey unto BRECKENRIDGE PROPERTY FUND 2016, LLC, its successors and assigns, to have and to hold forever, all right, title, and interest of said bankruptcy estate and of Michael Alan Gordon, in the real property located at 3712 Creston Court, Hermitage, Tennessee 37076. This conveyance is made pursuant to 11 U.S.C. § 363 and is subject to such liens, limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Trustee has caused this Trustee's Deed to be executed this 24th day of May, 2023.

Eva M. Lemeh, Trustee

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Eva M. Lemeh, Trustee for the Bankruptcy Estate of Heather Elizabeth Gordon, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as trustee for the Bankruptcy Estate of Heather Elizabeth Gordon.

Witness my hand and official seal at ~~Nashville~~ Lebanon, Tennessee, this 24 day of May, 2023.

Michelle Duckett
Notary Public

My Commission Expires: 1-5-26

MICHELLE DUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Michael Alan Gordon

STATE OF FLORIDA)
COUNTY OF OKALOOSA)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Michael Alan Gordon, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in the State of Florida, County of Okaloosa, this 28 day of April, 2023.

Notary Public

My Commission Expires: 02-09-2027

KRISTI L STEPHAN
MY COMMISSION EXPIRES
02-09-2027
NOTARY
PUBLIC
COMM. # HH 360816
STATE OF FLORIDA

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration or value, whichever is greater for this transfer, is $330,000.

AFFIANT

Subscribed and sworn to before me, this 1st day of ~~May~~ June, 2023.

NOTARY PUBLIC

expires 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Chesney Glen, Section Four, of record in Plat Book 9700, Page 844, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Michael A Gordon and Heather E Gordon, husband and wife, by Warranty Deed from Ryan Stenberg, a married man, dated January 16, 2015, of record in Instrument No. 20150123-0006696, in the Register's Office for Davidson County, Tennessee. The said Heather Gordon having since filed Bankruptcy.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/28/23 and 5/24/23 (date of document).

Jennifer Russell
Affiant Signature

6/1/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of ~~May~~ June 2023.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL