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

Karen Johnson Davidson County
Batch# 1012595 DEEDWARR
06/08/2023 01:09:30 PM 5 pgs
Fees: $28.00 Taxes: $1,631.33
20230608-0043702

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, 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 **ROGER C JONES AND ANGELA CRANE JONES, HUSBAND AND WIFE**, 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 22 ON THE PLAN OF DRY CREEK FARMS, PHASE 3, OF RECORD IN PLAT AT INSTRUMENT NO 20070221-0021236, AS CORRECTED IN INSTRUMENT NO 20070411-0043542, 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 WARRANTY DEED FROM BENJAMIN F BROOKS AND BOBBIE J BROOKS, HUSBAND AND WIFE, DATED MARCH 27, 2023, OF RECORD IN INSTRUMENT NO 20230327-0022152, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 144 IVY HILL LN, Goodlettsville, TN 37072, AND IS DESIGNATED AS MAP AND PARCEL NO. 033 03 0B 111.00.

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 24th day of May, 2023.

BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY,
ITS MANAGER

Jamie Bedner
BY: Jamie Bedner
ITS: 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 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 in _____(City),_____ (State), on this the ____ day of _____, 20__.

_____
Notary Public
My Commission Expires: _____

"See Attached"

CALIFORNIA JURAT

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)

Subscribed and sworn to (or affirmed) before me on this 24th day

of May , 20 23 , by

Jamie Bedner, authorized agent for Wedgewood, LLC, Manager of Breckenridge Property Fund 2016, LLC

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NRO1 EMILIE ATOUN COMM. #2353634 Notary Public · California Los Angeles County My Comm. Expires Apr. 3, 2025 NRO1

(Seal)

Signature Emilie Atoun

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____.

Additional Information

Method of Affiant 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

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 440,900.00.

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2023.

NOTARY PUBLIC
My commission expires _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address New Owner(s) as follows:
ROGER C JONES and ANGELA CRANE JONES
712 Trekor Dr.
Goodlettsville, Tn. 37072

Send Tax Bills To:
Same as above

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/6/2023 [DATE].

AFFIANT SIGNATURE

June 6, 2023

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 6th day of June, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

