Karen Johnson Davidson County
Batch# 1030708 DEEDTRS
07/26/2023 08:23:30 AM 6 pgs
Fees: $33.00 Taxes: $719.60
20230726-0057493

This instrument prepared by:
Ferraro Hancock and
Associates, PLLC(THH)
2209 Crestmoor Rd., Ste. 210
Nashville, TN 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Breckenridge Property Fund 2016 2015 Manhattan Beach Blvd Redondo Beach, CA 90278	SAME	150-07-0-226.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of July 14, 2023, by and between Todd H. Hancock, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Breckenridge Property Fund 2016.

WHEREAS by Deed of Trust dated April 23, 2019, of record at Instrument No. 20190502-0041203, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor Charles Anthony Hughes-Caligdong and Alexandria Michelle Caligdong ("Borrower") conveyed to Foundation Title & Escrow, LLC, as Trustee, the hereinafter described real estate, to secure payment to of a promissory note dated April 23, 2019 (the "Note"); and

WHEREAS, the lawful holder of the Note, Cadence Bank appointed Todd H. Hancock to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20230510-0034649, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Successor Trustee having conducted a search of the Department of Defense Manpower Data Center to verify that the Borrower is not on active duty; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in

default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Nashville Ledger* that the property would be sold at 11:00 a.m. on Friday, July 14, 2023, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on June 23 and 30, and July 7, 2023, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, Notice of the Right to Foreclosure ("Notice") was given in accordance with T.C.A. §35-5-117 by mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Notice of Substitute Trustee Sale; and

WHEREAS, the real property described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1) and/or is subject to the right of this state to redeem the real property as provided for in T.C.A. § 67-1-1433(c)(1); and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Breckenridge Property Fund 2016 at the price of $194,487.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Todd H. Hancock, Successor Trustee as aforesaid, in consideration of the premises and the sum of $194,487.00, credited by Breckenridge Property Fund 2016 against the Note, by these presents do transfer to Breckenridge Property Fund 2016, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

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. 4A on the Plan of Zone Lot Division, Lot No. 4, Woodymore Heights, Section One, of record in Book 6250, page 115, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles Anthon Hughes-Caligdong and Alexandria Michelle Caligdong, husband and wife, by Warranty Deed, from Brigido C. Jimenez, unmarried, dated April 23, 2019, recorded May 2, 2019, of record in Instrument Number 20190502-0041202 in the Register's Office for Davidson County, Tennessee.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. (The foregoing is hereinafter referred to as the "Real Property".)

Property Address: 3238 Anderson Road, Unit A
Antioch, TN 37013

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

TODD H. HANCOCK
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Anna K. Wheeler, a Notary Public of said County and State, TODD H. HANCOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 14th day of July, 20

Notary Public

ANNA K. WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 9, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 194,487.00.

Affiant

Sworn to and Subscribed
before me this the _____
day of _____, 20___.

Notary Public

SEE ATTACHED

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 24 day of JULY, 2023,

by Darin S. Dunl,

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

MYRA MUNOZ
Notary Public - California
Los Angeles County
Commission # 2415624
My Comm. Expires Sep 13, 2026

(Seal)

Signature

Tennessee Certification of Electronic Document

I, G. Hercules, 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 07/14/2023 (date of document).

Affiant Signature

07/25/2023

Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 24 day of JULY, 2023.

MYRA MUNOZ
Notary Public - California
Los Angeles County
Commission # 2415624
My Comm. Expires Sep 13, 2026

Notary's Signature

MY COMMISSION EXPIRES: Sep 13, 2026

NOTARY'S SEAL