Karen Johnson Davidson County
Batch# 1038133 DEEDWARR
08/14/2023 02:49:30 PM 6 pgs
Fees: $33.00 Taxes: $1,276.50
20230814-0063170

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, 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 **ARMM ASSET COMPANY 2 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 BRECKENRIDGE PROPERTY FUND 2016, LLC, BY WARRANTY DEED FROM DORIS V BELL, UNMARRIED, DATED MAY 24, 2023, OF RECORD IN INSTRUMENT NO 20230525-0039460, 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 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 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 9th day of August, 2023.

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

BY: Darin Pull
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"

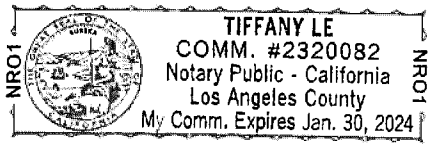
ACKNOWLEDGMENT

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 the document.

State of California)
County of Los Angeles)

On August 8, 2023 before me, Tiffany Le a Notary Public, personally appeared Darin Puhl, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature _____ (Seal)

My Commission Expires: January 30, 2024

STATE OF TN
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $ 245,000.00.

Affiant

Subscribed and sworn to before me, this the 14 day of August, 2023.

NOTARY PUBLIC
My commission expires 3/11/2026

Address New Owner(s) as follows:
ARMM ASSET COMPANY 2 LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

Send Tax Bills To:
Same as above

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

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 August 14th, 2023 (date of document).

Affiant Signature

August 14th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 14th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025