THIS INSTRUMENT WAS PREPARED BY & return to

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16179-BW

Karen Johnson Davidson County
Batch# 1056376 DEEDWARR
10/03/2023 08:51:20 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20231003-0077505

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2023

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Breckenridge Property Fund 2016, LLC, a Delaware limited liability company		
2015 Manhattan Beach Blvd #100	New Owner	141-12-0C-035.00-CO
Redondo Beach, CA 90278		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donna Gordon Torrez, a single woman**

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of River Bend A Planned Unit Development of record in Plat Book 6900, Page 504 and 505, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donna Gordon Torrez, a married person by Warranty deed from Joseph W. Morris and wife, Joyce A. Morris of record in Book 10044, page 727, Register's Office for Davidson County, Tennessee, dated May 03, 1996 and recorded on May 08, 1996.

Being the same property conveyed to Dyke Tatum Trustee by Quitclaim Deed from Donna Gordon Torrez of record in Instrument No. 20000302-0020752 Register's Office for Davidson County, Tennessee, dated February 22, 2000 and recorded on March 02, 2000 and within the same deed the said Dyke Tatum Trustee, conveyed his interest in the subject property to Alex Torrez A/K/A Alejandro Torrez and wife, Donna Gordon Torrez.

Being the same property conveyed to Donna Gordon Torrez, a single woman by Quitclaim deed from Alex Torrez a/k/a Alejandro Torrez and wife Donna Gordon Torrez of record in Instrument No. 20200211-0015557 Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 11, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **101 River Court, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of September, 2023.

Donna Gordon Torrez

Donna Gordon Torrez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Gordon Torrez,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of September, 2023.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY