Karen Johnson Davidson County
Batch# 1057755 DEEDWARR
10/04/2023 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20231004-0078186

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $327,500.00 Cheryl Bluder AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/19/2023. Elizabeth J. Barnes NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4298

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Breckenridge Property Fund 2016, LLC	**NEW OWNER**	142-09-0F-420.00-CO
2015 Manhattan Beach Blvd #100	2015 Manhattan Beach Blvd #100	
Redondo Beach, CA 90278	Redondo Beach, CA 90278	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Peggy Duke, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, described as follows: being Unit No. 420 in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, condominium apartments of record in Plat Book 6900, Pages 514 through 517, inclusive, as amended in Book 6900, Pages 654 through 657, inclusive, et sec., Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 7417, Page 396, et sec., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, a condominium apartments, contained in the Master Deed and Bylaws appended thereto, recorded in Book 7417, Page 396-438, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein, this conveyance is also subject to the covenants, conditions and restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, said Register's Office.

Being the same property conveyed to Claudette Merryman, unmarried by Warranty deed from Haury and Smith Contractors, Inc of record in Book 7452, page 330, Register's Office for Davidson County, Tennessee, dated December 21, 1987 and recorded on January 20, 1998.

Being the same property conveyed to Peggy Duke by Quitclaim deed from Holly Hayes, Heather Lane aka Heather Ocida, and Charles Lane of record in Instrument No. 20051228-0155186 Register's Office for Davidson County, Tennessee, dated December 20, 2005 and recorded on December 28, 2005.

Being the same property conveyed to Peggy Duke by Quitclaim deed from Holly Hayes, Heather Lane aka Heather Ocida, and Charles Lane of record in Instrument No. 20051228-0155187 Register's Office for Davidson County, Tennessee, dated December 08, 2005 and recorded on December 28, 2005.

Being the same property conveyed to Peggy Duke by Quitclaim deed from Holly Hayes, Heather Lane aka Heather Ocida, and Charles Lane of record in Instrument No. 20051228-0155188 Register's Office for Davidson County, Tennessee, dated December 15, 2005 and recorded on December 28, 2005. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 420 General George Patton Road 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 18, 2023.

Peggy Duke

STATE OF Minnesota

COUNTY OF Itasca

Personally appeared before me, a Notary Public of said County and State, Peggy Duke, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 18, 2023.

Notary Public

My Commission Expires: 01·31·2025

MELINDA D PLZAK
Notary Public
State of Minnesota
My commission expires
1/31/2025

File #: 2023-4298

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 19, 2023.

J. Carlton Drumwright

September 19, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 19, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY