Karen Johnson Davidson County
Batch# 1059816 DEEDWARR
10/11/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20231011-0079757

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of October, 2023

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11 19 2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Breckenridge Property Fund 2016, LLC 1345 Timber Valley Drive Nashville, TN 37214	New owner	108-12-0B-091.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

James E. Scales, an unmarried man

HEREINAFTER REFERRED TO AS 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:

Described property located in Davidson County, Tennessee, to wit: Being Lot No. 190 on the Plan of Section Two, Phase 1-A, Harborview, of record in Plat Book 6900, Page 756-758, amended in Book 9096, Page 764 Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Scales and Bobbie S. Tanner by Cash Deed for Tennessee deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C of record in Book 11026, Page 288 Register's Office for Davidson County, Tennessee, dated July 15, 1998 and recorded on July 20, 1998. (Value of consideration shown in aforementioned deed $134,000.00.)

Being the same property conveyed to Mr. James E. Scales by Quitclaim deed from Ms Bobbie S. Tanner, a Single Female of record in Instrument No. 20210621-0083396 Register's Office for Davidson County, Tennessee, dated August 21, 2017 and recorded on June 21, 2021. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1345 Timber Valley Drive, Nashville, TN 37214

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 so 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.

Dated this the 6th day of October, 2023.

James E. Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2023, before me personally appeared James E. Scales, Lisa Marie Frith and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/6/2023.

Affiant Signature – Joshua A. Terry

10/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/10/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27