WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000 00

Affiant

Karen Johnson Davidson County
Batch# 1064164 DEEDWARR
10/24/2023 10 04 22 AM 2 pgs
Fees $13 00 Taxes $11,840 00

20231024-0083165

SWORN TO BEFORE ME, THIS THE 20th DAY OF May

Notary Public

(AFFIX SEAL) ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
[illegible] TN 37215

File #23-TC-0900-Park

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Sean Murnane	New Owner	
(NAME)	(NAME)	**118 10 0 040.00**
900 Marengo Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BRECKENRIDGE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN MURNANE, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being all of Lot No 25, Map of Sutton Hill Section of Marengo Park, according to survey and plat of same appearing of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee

Beginning on the Westerly margin of McNairy Lane, at the corner of Lots Nos 25 and 59; thence Westwardly with the line between Lot No 25 and Lots Nos. 58 and 59, 150 feet to the common corner of Lots Nos 25, 26, 57 and 58, thence Southwardly with the line between Lots 25 and 26, 200 feet to the Northerly margin of Marengo Lane, thence with the Northerly margin of Marengo Lane Eastwardly 38.4 feet to the beginning of a curve, thence with said curve, Northeastwardly 56.5 feet to the Westerly margin of McNairy Lane, thence with said Lane, Northwardly 192 5 feet to the beginning.

Being the same property conveyed to Breckenridge Investments TN LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robert Eric Jones and Sheila McMorrow Jones, husband and wife, of record in Instrument No 20210318-0035873, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021

This conveyance is subject to
* 2023 Taxes, a lien, now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Sutton Hill Section of Marengo Park, as recorded in Plat Book 974, Page(s) 67.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument Nos 20220120-0007729 and 20220517-0056813.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **900 Marengo Lane, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~20th~~ 19th day of October, 2023

Breckenridge Investments, LLC, a Tennessee Limited Liability Company

By: _____
Kenneth Shaw, Sole Member

STATE OF New Jersey
COUNTY OF Monmouth

Before me, Kenneth L. Shaw Jr of the state and county mentioned, personally appeared Kenneth Shaw, Sole Member of Breckenridge Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Breckenridge Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Kenneth Shaw, Sole Member of Breckenridge Investments, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in New Jersey, this ~~12~~ 19th day of October, 2023.

Susan L Profaci
Notary Signature

Printed Name: Susan Profaci

My commission expires: 12/21/2025

SUSAN L PROFACI
Notary Public, State of New Jersey
My Commission Expires
December 21, 2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204