# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068006 DEEDWARR
11/02/2023 02:34:52 PM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20231102-0085968

G-BMR-23-507-36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/8/24 (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Breckenridge Property Fund 2016, LLC** | new owner | |
| (NAME) | (NAME) | **064-11-0A-036.00-CO** |
| **507 N Club Ct** | 2015 Manhattan Beach Blvd #100 | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | Redondo Beach, CA 90278 | |
| (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, **BETTE W. MULLENS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY ,** 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 Lot No. 36 on the Plan of Caleb Chase, a Planned Unit Development of record in Plat Book 6250, Page (s) 821 and 822, 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 Bette W. Mullens, unmarried by Warranty deed from Dave Braunscheidel (individually) d/b/a D.B. Construction of record in Book 8608, page 444, Register's Office for Davidson County, Tennessee, dated April 21, 1992 and recorded on April 23, 1992.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 821 and 822, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6777, Page 453, amended in Book 6783, page 805, Book 7189, Page 553 and Instrument No. 20100603-0043191, Register's Office for Davidson County, Tennessee.
- Charter for Caleb Chase HOA of record in Book 6927, Page 370 and Book 8109, Page 791, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6548, Page 581, Register's Office for Davidson, County, Tennessee.
- Deed of common areas to HOA of record in Book 7242, Page 554, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6548, Page 557, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **507 N Club Ct, Hermitage, Tennessee 37076**.

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 31st DAY OF OCTOBER, 2023.

Bette W. Mullens by Karen Cragwell Attorney in Fact

Bette W. Mullens by Karen Cragwall,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Cragwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BETTE W. MULLENS as per the Durable Power of Attorney of record in Instrument No. 20170210-0014049, Register's Office for Davidson County, Tennessee, and who acknowledged she executed the same as the free act and deed of the said BETTE W. MULLENS.

Witness my hand and official seal, this the 31st of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212