Karen Johnson Davidson County
Batch# 1070073 DEEDWARR
11/09/2023 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $625.30
20231109-0087764

WARRANTY DEED 2023-110	State of Tennessee County of ~~Davidson~~ Montgomery (Tenn) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of November, 2023. (Affix Seal) Notary Public My Commission Expires: 08/15/2026

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Breckenridge Property Fund 2016, LLC 2015 Manhattan Beach Blvd #100 Redondo Beach, CA 90278	NEW OWNER	162.09-0A-027.00 CO

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, I/we, **Jayna Starr Olds and husband Alex Kotlaris**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

BEING UNIT NO. 27, BUILDING 4, ON THE PLAN OF HICKORY VALLEY CONDOMINIUMS, PHASE II, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4460, PAGE 133, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAYNA STARR OLDS, an unmarried woman from OPENDOOR PROPERTY C LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED BY WARRANTY DEED DATED AUGUST 13, 2019 AND RECORDED September 20, 2019 IN INSTRUMENT #20190910-009138/5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 5510 Country Drive, Unit 27, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9th day of November, 2023.

Jayna Starr Olds

Alex Kotlaris

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Jayna Starr Olds and Alex Kotlaris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of November, 2023.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 11/09/2023 (date of document).

Brittney Clark
Affiant Signature

11/09/2023
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 9th day of November, 2023.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY