BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1072838 DEEDWARR
11/17/2023 09:12:55 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20231117-0089617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$385,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF November, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires 04/25/2025

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Breckenridge Property Fund 2016, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	141 12 0C 011.00
2015 Manhattan Beach Blvd #100		
(ADDRESS)	(ADDRESS)	
Redondo Beach, CA 90278		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DEANDRA WILSON, EXECTUOR OF THE ESTATE OF RICHARD W. BOVEE**, HEREINAFTER CALLED THE GRANTOR, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of River Bend of record in Book 6900, at Pages 504 and 505, corrected in Book 7465, Page 833 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Richard W. Bovee, by Quitclaim Deed from Patsy R. Bovee, of record in Book 11032, Page 862, in the Register's Office of Davidson County, Tennessee, dated June 11, 1998 and recorded on July 23, 1998. The said Richard W. Bovee died testate on May 19, 2023. See Probate Case No. 23P1296, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division on June 30, 2023.

Being the same property conveyed to Richard W. Bovee and wife, Patsy R. Bovee, by Warranty Deed from Lisa Hahn Wright and husband, Mark Andrew Wright, of record in Book 10086, Page 894, in the Register's Office of Davidson County, Tennessee, dated June 10, 1996 and recorded on June 14, 1996.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 7112 River Bend Rd., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 15 day of November, 2023

ESTATE OF RICHARD W. BOVEE

BY: _____

DEANDRA WILSON, EXECUTOR

STATE OF TEXAS

COUNTY OF Hunt

Personally appeared before me, the undersigned notary public, DeAndra Wilson with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Executor of the Estate of Richard W. Bovee, and who further acknowledged that she is authorized to execute the within instrument as Executor of Richard W. Bovee said Estate.

Witness my hand and official seal this 15 day of November, 2023.

Commission expires: 1-12-2025

Chalie N Whitworth

Notary Public

