WARRANTY DEED

Karen Johnson Davidson County
Batch# 1087153 DEEDWARR
12/29/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231229-0100268

File #23-PA-2363-BM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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)
Richard Dean Breece and Patricia Gayle Breece	**New Owner**	
(NAME)	(NAME)	**052 13 0B 121.00**
2363 Benay Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **LE PROPERTIES MI LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND LE PROPERTIES MI LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD DEAN BREECE AND PATRICIA GAYLE BREECE, A MARRIED COUPLE** 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. 159 on the Plan of Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 2, of record in Plat Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LE Properties MI LLC, a Florida Limited Liability Company, by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust, of record in Instrument No. 20230615-0045752, in the Register's Office of Davidson County, Tennessee, dated June 15, 2023 and recorded on June 15, 2023.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust, by Warranty Deed from Tracy L. Alexander, an Unmarried Woman, of record in Instrument No. 20230517-0036954, in the Register's Office of Davidson County, Tennessee, dated May 09, 2023 and recorded on May 17, 2023.

Being the same property conveyed to Tracy L. Alexander, Unmarried, by Warranty Deed from Fox Ridge Homes, Inc., of record in Book 11565, Page 312, in the Register's Office of Davidson County, Tennessee, dated June 24, 1999 and recorded on July 09, 1999.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 2, as recorded in Plat Book 9700, Page(s) 858.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Glen, A Horizontal Property Regime of record in Book 7566, Page 571, as amended by instrument(s) of record in Instrument No. 20040915-0111299; Declaration of Submission of record in Book 11532, Page 610 and Resolution of record in Instrument No. 20040915-0111301; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the

land embracing the regime and building thereon.
*Easement for Sanitary Sewer, recorded in Book 7061, Page 172.
*Easement for Water Main, recorded in Book 7061, Page 196.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2363 Benay Road, 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 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 28th day of December, 2023.

LE Properties MI LLC, a Florida Limited Liability Company

By: _____
Lisa Pennie, Manager

LE Properties MI LLC, a Florida Limited Liability Company

By: _____
Eran Bar, Manager

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ Broward (DL)

Before me, a Notary Public, of the state and county mentioned, personally appeared Lisa Pennie, Manager of LE Properties MI 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 Manager of LE Properties MI LLC, the within named bargainor, a Limited Liability Company, and that such Lisa Pennie, Manager of LE Properties MI LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in FL, this 28th day of December, 2023.

_____
Notary Signature

Printed Name: Desiree Langel

My commission expires: 12/10/2024

DESIREE LANGEL
Notary Public - State of Florida
Commission # HH 57436
My Comm. Expires Dec 10, 2024
Bonded through National Notary Assn.

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ Broward (DL)

Before me, a Notary Public, of the state and county mentioned, personally appeared Eran Bar, Manager of LE Properties MI 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 Manager of LE Properties MI LLC, the within named bargainor, a Limited Liability Company, and that such Eran Bar, Manager of LE Properties MI LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in FL, this 28th day of December, 2023.

_____
Notary Signature

Printed Name: Desiree Langel

My commission expires: 12/10/2024

DESIREE LANGEL
Notary Public - State of Florida
Commission # HH 57436
My Comm. Expires Dec 10, 2024
Bonded through National Notary Assn.

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

True Copy Certification

I, **Pam Autry,** 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 this the 28th day of December, 2023.

Affiant Signature

Date 12/28/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 