WARRANTY DEED

Karen Johnson Davidson County
Batch# 1089317 DEEDWARR
01/08/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20240108-0001489

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF January, 20 24

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
BRECKENRIDGE PROPERTY FUND 2016, LLC,	new owner	
(NAME)	(NAME)	
2015 Manhattan Beach Blvd Ste 100		058-09-0A-086.00
(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, **Mykaela Johnson, Administrator of the Estate of Michael Anthony Johnson and Mykaela Johnson, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE, ITS SUCCESSORS 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. 78 on the Plan of Creekside Trails, Phase 4 of record in Plat at Instrument No. 20050405-0037383, 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 Michael A. Johnson, a married man by Warranty Deed from Delia M. Jensen, unmarried of record in Instrument No. 20110104-0000832, Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on January 04, 2011.

Being the same property conveyed to Michael A. Johnson, a single man by Warranty Deed from Michael A. Johnson, a married man, joined by Tanya T. Johnson of record in Instrument No. 20230822-0065687, Register's Office for Davidson County, Tennessee, dated August 17, 2023 and recorded on August 22, 2023. See also Scrivener's Affidavit of record in Instrument No. 20231107-0087171, Register's Office for Davidson County, Tennessee.

Michael A. Johnson died on October 31, 2023, his estate entered in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, bearing Docket No. 23P2229. His sole heir is Mykaela Johnson by Affidavit of Heirship of record at Instrument No. 20240108-0001488 in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 1067 Rambling Brook Rd. Nashville, TN 37218
(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 GRANTEE, its successors 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 5th day of January, 2024.

Mykaela Johnson, Administrator of the Estate of Michael Anthony Johnson

Mykaela Johnson, Administrator

By: Mykaela Johnson, Administrator

Mykaela Johnson

Mykaela Johnson

STATE OF GEORGIA
COUNTY OF Clayton

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mykaela Johnson, Administrator of the Estate of Michael Anthony Johnson ,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of January, 2024.

Nitaya Rice
Notary Public

My Commission Expires: 12/13/2024

NITAYA RICE NOTARY EXPIRES GEORGIA 12/13/2024 PUBLIC FULTON COUNTY

STATE OF GEORGIA
COUNTY OF Clayton

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mykaela Johnson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of January, 2024.

Nitaya Rice
Notary Public

My Commission Expires: 12/13/2024

NITAYA RICE NOTARY EXPIRES GEORGIA 12/13/2024 PUBLIC FULTON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 January 5, 2024.

Affiant Signature

1/5/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of January, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/6/2026