Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1092896 DEEDWARR
01/23/2024 01:28:14 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20240123-0004197

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHIT BHALLA AND ASHIMA CHOPRA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN. BEING LOT NO 11 ON THE PLAN OF RIVERS EDGE, SECTION TWO, JACKSON DOWNS, PHASE TWO, OF RECORD IN PLAT BOOK 9700, PAGE 414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BRECKENRIDGE PROPERTY FUND 2016, LLC, BY WARRANTY DEED FROM MICHAEL MONKS, A MARRIED MAN, DATED OCTOBER 25, 2023, OF RECORD IN INSTRUMENT NO 20231027-0084073, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 3236 RIVER WALK DR, Nashville, TN 37214, AND IS DESIGNATED AS MAP AND PARCEL NO. 085 12 0A 009.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of January, 2024.

BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY,
ITS MANAGER

_____
BY: Darin Puhl
ITS: Authorized Agent

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AUTHORIZED AGENT(or other officer authorized to execute the instrument) of **WEDGEWOOD, LLC, MANAGER OF BRECKENRIDGE PROPERTY FUND 2016, LLC**, the within named bargainor, a Delaware Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as authorized agent of **WEDGEWOOD, LLC, MANAGER OF BRECKENRIDGE PROPERTY FUND 2016, LLC.**

DONE at offices in _____(City), _____ (State), on this the ____ day of _____, 2024.

"See attached"

_____
Notary Public
My Commission Expires: _____

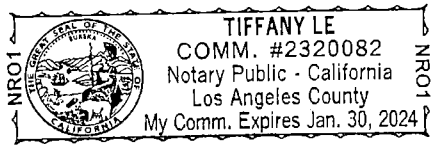
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On January 5, 2024 before me, Tiffany Le a Notary Public, personally appeared Darin Puhl, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature _____ (Seal)

My Commission Expires: January 30, 2024

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 435,000.00.

M. Allyson Brannan
Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2024.

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

NOTARY PUBLIC
My commission expires _____

Address New Owner(s) as follows:
ASHIMA CHOPRA and MOHIT BHALLA
3236 River Walk Drive
Nashville, TN 37214

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 085 12 0A 009.00