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

Karen Johnson Davidson County
Batch# 1115330 DEEDWARR
03/27/2024 08:32:30 AM 5 pgs
Fees: $28.00 Taxes: $961.63
20240327-0021141

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **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 **YAJAIRA MERCEDES DIAZ FLORENTINO**, HEREINAFTER CALLED THE GRANTEE, HER 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 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.

THIS BEING THE SAME PROPERTY CONVEYED BRECKENRIDGE PROPERTY FUND 2016, LLC, BY WARRANTY DEED FROM JAYNA STARR OLDS AND HUSBAND ALEX KOTLARIS, DATED NOVEMBER 9, 2023, OF RECORD IN INSTRUMENT NO 20231109-0087764, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 5510 COUNTRY DRIVE, UNIT 27, Nashville, TN 37211, AND IS DESIGNATED AS MAP AND PARCEL NO. 162 09 0A 027.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee 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 covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her 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 12th day of March, 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 _____, 20__.

_____
Notary Public
My Commission Expires: _____

"SEE ATTACHED"

ACKNOWLEDGMENT

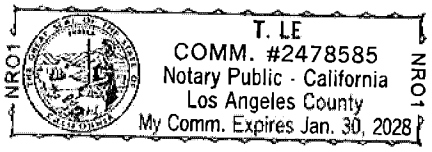
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On March 12, 2024 before me, T. 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, 2028

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ **259,900.00**.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2024.

NOTARY PUBLIC
My commission expires 1/19/2025

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner(s) as follows:
YAJAIRA MERCEDES DIAZ FLORENTINO
5510 COUNTRY DRIVE
NASHVILLE, TN 37211

Send Tax Bills To:
Same as above

Map and Parcel No(s).: **162 09 0A 027.00 CO**

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 March 12, 2024 (date of document).

Affiant Signature

3-26-24

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of March, 2024.

Notary's Signature

My Commission Expires: 9/21/2024

