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# 1135574 DEEDWARR
05/16/2024 09:12:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20240516-0036200

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, **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 **JAN FAHMY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOUSE NO 78, BUILDING NO 9, IN A HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAT OF PRIEST LAKE PARK CONDOMINIUM TOWNHOUSES, PHASE I, AS OF RECORD IN BOOK 4460, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BRECKENRIDGE PROPERTY FUND 2016 LLC, BY WARRANTY DEED FROM ERIC JOSHUA WEITMEYER, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH FLORENCE WEITEMEYER, DATED MAY 19, 2023, OF RECORD IN INSTURMENT NO 20230522-0038181, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 4000 ANDERSON RD # 78, Nashville, TN 37217, AND IS DESIGNATED AS MAP AND PARCEL NO. 136 03 0A 078.00.

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 covenants and binds itself, its 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 17th day of April, 2024.

BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY, ITS MANAGER

Jamie Bedner

BY: Jamie Bedner

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 April 12, 2024 before me, T. Le a Notary Public, personally appeared Jamie Bedner, 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.

NRO1 T. LE NRO1
COMM. #2478585
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 30, 2028

Signature _____ (Seal)

My Commission Expires: January 30, 2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00.

Affiant

Subscribed and sworn to before me, this the 29 day of April, 2024.

NOTARY PUBLIC
My commission expires 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s) as follows:
JAN FAHMY
310 SUNDERLAND DRIVE
MT JULIET, TN 37122

Send Tax Bills To:
Same as above

Map and Parcel No(s).: **136 03 0A 078.00**

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-12-24 (date of document).

Affiant Signature

5-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of May, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

202405160036200