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# 1239635 DEEDWARR
02/21/2025 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20250221-0013041

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, WE, **CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCREZIA BERNARDI AND JOSEPH HAMILTON THOMPSON, WIFE AND HUSBAND**, 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 13 ON THE PLAN OF BRECKENRIDGE VALLEY, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4460, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM SFR MT LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 12, 2019, OF RECORD IN INSTRUMENT NO 20191126-0122490, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1413 BRECKENRIDGE CT, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant 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 covenant and bind itself, its heirs, 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 12 day of February, 2025.

CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC
a Delaware Limited Liability Company

By: CONREX ML PORTFOLIO 2019-01 HOLDING COMPANY, LLC
a Delaware Limited Liability Company, ITS MANAGER

BY: Sharlia Smith
SHARLIA SMITH, Authorized Signer

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared SHARLIA SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Signer of CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, the within named bargainor, a Delaware Limited Liability Company, and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

DONE at offices in Charleston (City), South Carolina (State), on this the 12 day of February, 2024.

Notary Public
My Commission Expires: 4/23/2034

LEXY WARING
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES
04/23/2034

STATE OF TN

COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 415,000 -.

Affiant

Subscribed and sworn to before me, this the 18 day of February, 2025.

NOTARY PUBLIC
My commission expires 08-15-2026

BRITTNEY L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
LUCREZIA BERNARDI and JOSEPH HAMILTON THOMPSON
1413 Breckenridge Ct
Whites Creek, TN 37189

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 041 02 0 013.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Taylor Rougemont, 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 02/18/2025 (date of document).

Affiant Signature

February 18, 2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 18th day of February, 2025.

Notary Signature

My Commission Expires: 9/15/27
Notary Seal

