Karen Johnson Davidson County
Batch# 469995 DEEDWARR
09/03/2020 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20200903-0100961

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00 .

Affiant

THIS SPACE FOR OFFICIAL USE ONLY

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 3rd day of September, 2020.

Notary Public
My commission expires: Feb 21, 21

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2693 TOWNSEND COURT, SUITE C
CLARKSVILLE, TN 37043
File No. 2020-600

| **Address New Owner:** | **Send Tax Bills To:** | **Map/Parcel No.** |
|---|---|---|
| Catamount Properties 2018, LLC<br>2015 Manhattan Beach Boulevard<br>Ste 100<br>Redondo Beach, CA 90278 | New Owner | 108-12-0A-039.00-C |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anna C. Curtis** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Catamount Properties 2018, LLC, a Delaware Limited Liability Company** ("GRANTEE"), its heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its heirs and assigns forever. GRANTOR covenants with the said GRANTEE that me is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds me, me heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its heirs and assigns forever, against the lawful claims of all persons whomsoever except for **2020** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 3rd day of September, 2020.

GRANTOR:

Anna C. Curtis

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 3rd day of September, 2020, before me personally appeared Anna C. Curtis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of September, 2020.

Notary Signature
My commission expires: Feb 21, 21

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

BEING Unit No. 39, Lot No. 33, in a Horizontal Property Regime as shown on the condominium site plan, Section 4, Phase VII, Quail Valley, as shown by plat of record in Plat Book 5200, Pages 522 and 523, 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.

Being the same property conveyed to Anna C. Curtis, unmarried by Warranty Deed from Brandon Lee Vetitoe, unmarried dated 7/22/05 recorded in Instrument No. 20050729-0089078 in the Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, Jonathan R. Vinson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Amy Vogleman, a notary public for this county and state, Jonathan R. Vinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Feb 24, 21

Notary' Seal

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY