Karen Johnson Davidson County
Batch# 477179 DEEDWARRSP
09/16/2020 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $669.70
20200916-0106148

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1230450

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Catamount Properties 2018, LLC, 2015 Manhattan Beach Blvd., 100 Redondo Beach, CA 90278

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043 01 0 255.00

SPECIAL WARRANTY DEED

FREEDOM MORTGAGE CORPORATION, hereinafter grantor, whose tax-mailing address is **907 Pleasant Valley Ave. Suite 3, Mount Laurel, NJ 08054**, for $181,000.00 (One Hundred Eighty One Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Catamount Properties 2018, LLC**, hereinafter grantee, whose tax mailing address is **2015 Manhattan Beach Blvd., 100 Redondo Beach, CA 90278**, the following real property in Davidson County, Tennessee:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The instrument constituting the Grantor's source of title in the property described herein was a Trustee's Deed recorded 1/21/2020, as Instrument 202001210007510, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 043 01 0 255.00

816 REDFERN CT, MADISON TN, 37115

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Sept 2nd, 2020:

FREEDOM MORTGAGE CORPORATION

By: Michael Knauck

Its: FCL Supervisor

STATE OF Indiana
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me on Sept 2, 2020 by Michael Knauck its FCL Supervisor on behalf of **FREEDOM MORTGAGE CORPORATION** who is personally known to me or has produced Personally Known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

ERICA D. TRACY
Notary Public, State of Indiana
Marion County
Commission Number 674738
My Commission Expires
October 26, 2023

816 REDFERN CT, MADISON TN, 37115

Maximum principal indebtedness for Tennessee recording tax purposes is $181,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $181,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14th day of September, 2020.

Samantha Williams
Affiant Printed Name

Samantha Williams
Print Name Affiant Signature

Commonwealth of Pennsylvania - Notary Seal
ANDREW MICHAEL LYSCIK - Notary Public
Allegheny County
My Commission Expires Jan 16, 2024
Commission Number 1355373

(Seal)

Andrew Michael Lyscik
Notary Public

My commission expires:
1-16-2024

Andrew Michael Lyscik
Print Name

816 REDFERN CT, MADISON TN, 37115

EXHIBIT A
(LEGAL DESCRIPTION)

The land with all the buildings and improvements thereon, situated at 816 Redfern Court, Town of Madison. Davidson County, State of Tennessee, said premises being further described as follows: Being Lot Number 28 on the Plan of Shannon Place Subdivision, Section 1, of record in Book 11190, page 55. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tax Parcel No.: 043 01 0 255.00

PROPERTY ADDRESS 816 REDFERN CT., MADISON TN 37115

True Copy Certification

I, APRIL K THOMPSON, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

April K Thompson

STATE OF PENNSYLVANIA
COUNTY OF

Before me Heidi R. Bails, the undersigned officer, personally

Appeared APRIL K THOMPSON, known to me (or satisfactorily proven) to be

The person whose name is subscribed to the within instrument, and

acknowledged that she (he/~~she~~/they) executed the same for the purposes

therein contained.

In ~~witness~~ whereof, I hereunto set my hand and official seal.

Heidi R. Bails

Notary Public
Printed Name: Heidi R. Bails
My Commission Expires: 1-12-2021

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Heidi R. Bails, Notary Public
North Strabane Twp., Washington County
My Commission Expires Jan. 12, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES