Karen Johnson Davidson County
Batch# 485062 DEEDWARR
09/29/2020 10:16:03 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20200929-0111883

This Instrument Prepared By:
ERICA R. JOHNSON, ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Catamount Properties 2018, LLC 2015 Manhattan Beach Blvd, Suite 100 Redondo Beach, CA 90278	New Owner	087 01 0A 121.00

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
MARK ANTHONY COUNTIAN FAJARDO,	)	**BK No. 18-06764-RM3-7**
	)	
Debtor(s).	)	

TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Erica R. Johnson, Trustee for MARK ANTHONY COUNTIAN FAJARDO, hereby bargain, sell, and convey to Catamount Properties 2018, LLC, a Delaware limited liability company, all of my interest in the following described property located in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Section Four, Chesney Glen, of record in Book 9700, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mark C. Fajardo by Warranty Deed from Mitchell Dever and wife, Ashley Dever of record in Instrument No. 20130905-0093735, Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on September 5, 2013.
>
> MARK ANTHONY COUNTIAN FAJARDO filed a chapter 7 bankruptcy petition, docket number 3:18-bk-06764, on October 8, 2018, which was subsequently converted to chapter 13 on March 5, 2019, and reconverted back to chapter 7 on June 17, 2020. Upon the reconversion, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.
>
> MARK ANTHONY COUNTIAN FAJARDO and Mark C. Fajardo are one of the same.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3709 Creston Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Catamount Properties 2018, LLC its successors and assigns forever. Grantor conveys said property pursuant to Trustee's Motion to Sell Real Property Including Any Martial Interest of Non-Filing Spouse, sent to all creditors and parties in

interest on August 28, 2020 (Docket Entry 132 in Case 3:18-bk-06764), no objections having been filed, and the Order Authorizing Sale of Real Property Including Any Marital Interest of Non-Filing Spouse entered by the Court on September 24, 2020 (Docket Entry 143 in Case 3:18-bk-06764).

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of September, 2020.

Erica R. Johnson, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Erica R. Johnson, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of September, 2020.

Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 25th day of September, 2020.

Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY