THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow - Clarksville, LLC
116 Merchants Blvd., Suite A
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 514053 DEEDWARR
11/10/2020 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20201110-0132656

File: 2020100707

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Anthony Parrelli 5535 Canoga Ave., #114 Woodland Hills, CA 91367	Anthony Parrelli 5535 Canoga Ave., #114 Woodland Hills, CA 91367	033-12-0-085.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY PARRELLLI AND DEBBIE PARRELLI, TRUSTEES OF THE PARRELLI LIVING TRUST - 1986, DATED DECEMBER 16, 1986,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, **being Lot No. 42 on the Plan of Gateway, Section 1** of record in Plat Book 3300, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 64 feet on the Northwesterly side of Friendship Drive and runs back 199.4 feet on the Northeasterly line and 162.5 feet on the Southwesterly line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Catamount Properties 2018, LLC, a Delaware limited liability company by Warranty deed from Patrick Thomas Kelly, married and James Kelly, single of record in Instrument No. 20200603-0056782 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 03, 2020.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ( )
This is improved (X) property, known as: **213 Friendship Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witnessed this the 6 day of November, 2020.

CATAMOUNT PROPERTIES 2018, LLC
A Delaware Limited Liability Company
By: Wedgewood, LLC, Its Manager

By: _____

Print Name: Gregory L. Geiser

Title: President

STATE OF _____
COUNTY OF _____

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, 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 _____ of Wedgewood, LLC, which is the Authorized Manager of Catamount Properties 2018, LLC and that he as such _____ of Wedgewood, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of Wedgewood, LLC himself as Manager on behalf of Catamount Properties 2018, LLC as its Manager.

Witness my hand and official seal this the _____ day of November, 2020.

My Commission expires _____

_____
Notary Public

SEAL

SEE ATTACHED

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00.

_____
Affiant

Subscribed and Sworn to before me on this the 6th day of November, 2020.

My Commission expires 8-14-22

_____
Notary Public

SEAL

MICHELE L. GIVENS
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

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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 November 6, 2020 before me, Ashlie Pimentel Espinoza a Notary Public, personally appeared Gregory L. Geiser, 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.



Signature A Pimentel (Seal)

My Commission Expires: February 8, 2024

Certificate of Authenticity

I, Paula M. Van Cuyk, 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, Michele L. Givens, a notary public for this county and state, Paula M. Van Cuyk 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: 8-14-2023
Notary's Seal:

