THIS INSTRUMENT WAS PREPARED BY:

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

File: 2020100686

Karen Johnson Davidson County
Batch# 514338 **DEEDWARR**
11/12/2020 09:32:57 AM 3 pgs
Fees: $18.00 Taxes: $899.10

20201112-0133037

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Luther Edward Burks, IV 104 Panamint Drive Antioch, TN 37013	SWBC Mortgage 9311 San Pedro #100 San Antonio, TX 78216	162-03-0-227.00

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 **LUTHER EDWARD BURKS, IV, A SINGLE MAN,** 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. 58 on the Plan of Apache Hills, Section Four** of record in Plat Book 4460, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catamount Properties 2018, LLC, a Delaware Limited Liability Company by Warranty deed from Cheryl L. Weiler and Deborah Morvant, married to each other of record in Instrument No. 20200713-0076387 Register's Office for Davidson County, Tennessee, dated July 9, 2020 and recorded on July 13, 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: **104 Panamint Drive, Antioch, TN 37013**

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 9 day of November, 2020.

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

By: _____

Print Name: _____

Title: _____

STATE OF _____

SEE ATTACHED

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, a Delaware limited liability company, which is the Authorized Manager of Catamount Properties 2018, LLC and that he as such _____ of Wedgewood, LLC, a Delaware Limited Liability Company, 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 _____, 2020.

My Commission expires _____

_____
Notary Public

SEAL

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 243,000.00.

_____
Affiant

Subscribed and Sworn to before me on this the 9 day of November, 2020.

My Commission expires _____

_____
Notary Public

SEAL

ATTORNEY'S STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

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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 9, 2020 before me, M. Gutierrez 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 MGutierrez (Seal)

My Commission Expires: Oct. 15, 2021

M. GUTIERREZ
Notary Public - California
Los Angeles County
Commission # 2214741
My Comm. Expires Oct 15, 2021