Karen Johnson Davidson County
Batch# 585956 DEEDWARR
03/05/2021 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $998.63
20210305-0029349

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

WARRANTY DEED

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 , HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YAMASA CO., LTD, A JAPANESE CORPORATION, HEREINAFTER CALLED THE GRANTEES, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF SECTION FOUR CHESNEY GLEN OF RECORD IN PLAT BOOK 9700, PAGE 844, 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 TRUSTEES DEED FROM ERICA R. JOHNSON, TRUSTEE FOR MARK ANTHONY COUNTIAN FAJARDO OF RECORD IN INSTRUMENT NO. 20200929-0111883 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 25, 2020 AND RECORDED ON SEPTEMBER 29, 2020.

This is improved property, known as 3709 CRESTON CT, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

Witness our hands this 28th day of December, 2020.

CATAMOUNT PROPERTIES 2018, LLC

BY:_____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 AUTHORIZED AGENT (or other officer authorized to execute the instrument) of CATAMOUNT PROPERTIES 2018, LLC, the within named bargainor, a LIMITED LIABILITY COMPANY, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LIMITED LIABILITY COMPANY as AUTHORIZED AGENT (or other authorized officer).

DONE at offices in _____(City), ___, on this the _____day of _____, 2020.

"SEE ATTACHED"

_____
NOTARY PUBLIC
My commission expires:_____

STATE OF Georgia
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $ 269,900.00.

Affiant

Subscribed and sworn to before me, this the 28 day of December, 2020.

_____
NOTARY PUBLIC
My commission expires: 10/20/24

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Address New Owner(s) as follows:
YAMASA CO., LTD., A JAPANESE CORPORATION

PO BOX 4090
SCOTTSDALE, AZ 85261

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 087-01-0A-121.00-CO

CALIFORNIA CERTIFICATE OF 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 that document.

State of California)

County of Los Angeles)

On December 28, 2020 before me, J.G. Nunez,
(here insert name and title of the officer)

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 _____ (Seal)

NRO1 J. G. NUNEZ NRO1
COMM. #2321139
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 11, 2024

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

© Copyright 2007-2018 Notary Rotary, PO Box 43400, Des Moines, IA 50311-0507. All Rights Reserved. Item Number 101772. Please contact your Authorized Reseller to purchase copies of this form.

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022