Karen Johnson Davidson County
Batch# 587172 DEEDWARR
03/08/2021 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,146.63
20210308-0030099

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, **CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **AMANDA BROOKE ALLISON and CLAY DAVENPORT ALLISON, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR 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

BEING LOT NO 23 ON THE PLAN OF ROSEBANK TERRACE, SECTION II, OF RECORD IN PLAT BOOK 5210, PAGE 31, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, BY WARRANTY DEED FROM VICTOR TSAGUE, A MARRIED MAN, DATED MAY 16, 2019, OF RECORD IN INSTRUMENT NO 20200831-0098755, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2617 SOLON DR, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is 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.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their 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 _____ day of _____, 2021.

CATAMOUNT PROPERTIES 2018, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: WEDGEWOOD, LLC
ITS: MANAGER

BY: _____
WADE BRADENBERGER, VICE-PRESIDENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared WADE BRADENBERGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE-PRESEIDENT (or other officer authorized to execute the instrument) of WEDGEWOOD, LLC, MANAGER 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 his name as Manager.

DONE at offices in _____(City), _____ (State), on this the _____day of _____, 2021.

"SEE ATTACHED"
NOTARY PUBLIC
My commission expires:_____

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $ **309, 900.00**.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 2 day of March, 2021.

Emily M. Dudley
NOTARY PUBLIC
My commission expires: 09-02-2024

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address New Owner(s) as follows:
Amanda Brooke Allison
Clay Davenport Allison
2617 Solan Drive
Nashville, TN 37206

Send Tax Bills To:
~~Same as above~~ ED First Bank
722 Columbia Ave Franklin, TN 37064

Map and Parcel Number(s):
083 04 0 279.00

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 February 23, 2021 before me, J.G. Nunez, a Notary Public
(here insert name and title of the officer)

personally appeared Wade Brandenberger

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.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

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)

☐ _____

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True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

