Karen Johnson Davidson County
Batch# 616341 DEEDWARR
04/16/2021 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $714.10
20210416-0051085

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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID MAHLON KERBY AND MARIAH GRACE KERBY, HUSBAND AND WIFE**, 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 in Davidson County, Tennessee, being Unit 39, Lot No. 33, a Horizontal Property Regime, as shown on the map entitled Quail Valley, Section 4, Phase VII, of record in Plat Book 5200, pages 522 and 523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from ANNA C. CURTIS, of record in Instrument No. 20200903-0100961, dated September 3, 2020, said Register's Office.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1338 QUAIL VALLEY RD, NASHVILLE, TN 37214, AND IS DESIGNATED AS MAP AND PARCEL NO. 108 12 0A 039.00.

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 9th day of April, 2021.

CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY
ITS MANAGER

BY: _____
GREGORY L GEISER, AUTHORIZED AGENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared GREGORY L GEISER, 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), TN, on this the _____day of _____, 2021.

_____
NOTARY PUBLIC
My commission expires:_____

"SEE ATTACHED"

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $ 193,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 13 day of April, 2021.

_____
NOTARY PUBLIC
My commission expires:_____

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Address New Owner(s) as follows:
DAVID MAHLON KERBY
MARIAH GRACE KERBY
1338 QUAIL VALLEY RD
NASHVILLE, TN 37214

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
108 12 0A 039.00

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 April 9, 2021 before me, Tiffany Le 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 _____ (Seal)

My Commission Expires: January 30, 2024

True Copy Certification

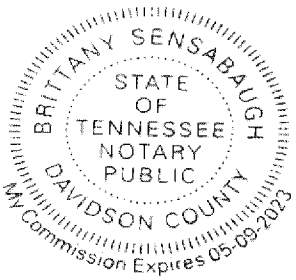
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23