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

Karen Johnson Davidson County
Batch# 639333 DEEDWARR
05/19/2021 10:21:05 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20210519-0067720

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **WYATT CHITTENDEN**, HEREINAFTER CALLED THE GRANTEE, HIS 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 29 ON THE PLAN OF REVISED AMBER HILLS SUBDIVISION, OF RECORD IN BOOK 7900, PAGE 377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, BY TRUSTEE'S DEED FROM DAVID M ANTHONY, SUBSTITUTE TRUSTEE, DATED DECEMBER 8, 2020, OF RECORD IN INSTRUMENT NO 20201215-0148145, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 7925 AMBER HILLS LN, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee 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 Grantee, his 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 17 day of May, 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 President (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 manager, executed the foregoing instrument for the purpose therein contained, by personally signing his name as President of Wedgewood, LLC, Manager of Breckenridge Property Fund 2016, LLC.

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

_____
NOTARY PUBLIC
My commission expires:_____

"SEE ATTACHED"

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 May 17, 2021 before me, Ashlie Pimentel Espinoza
(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.

ASHLIE PIMENTEL ESPINOZA
COMM # 2320779
Los Angeles County
California Notary Public
Comm Exp Feb. 8, 2024

Signature A Pimentel (Seal)

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 365,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2021.

NOTARY PUBLIC
My commission expires: 4/1/22

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
WYATT CHITTENDEN
7925 AMBER HILLS LN
NASHVILLE, TN 37221

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
156 01 0A 029.00