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

Karen Johnson Davidson County
Batch# 697489 DEEDWARR
08/13/2021 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20210813-0109828

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 GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JACOB DALE SMITH, A SINGLE MAN,** 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. 556 ON THE REVISED PLAN OF BORDEAUX HILLS, SECTION 8-A, OF RECORD IN PLAT BOOK 5060, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC BY DEED FROM MONA LISA HOLT, DATED AUGUST 14, 2020, OF RECORD IN INSTRUMENT NO. 20200818-0092869, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 3304 OLSEN LN, NASHVILLE, TN 37218.

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 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 29th day of July, 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), _____ (State), 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 the document.

State of California)
County of Los Angeles)

On July 29, 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

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $340,000 —.

Lauren Weber
Affiant

Subscribed and sworn to before me, this the 12th day of Aug, 2021.

NOTARY PUBLIC
My commission expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s) as follows:
Jacob Dale Smith
3304 Olsen Lane
Nashville TN 37218

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 080 08 0 411.00

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 12, 2021.

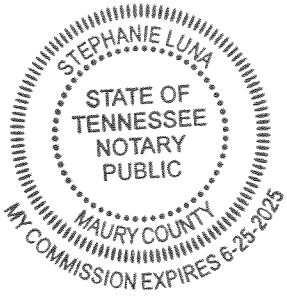
Lauren Weber
Affiant Signature

August 12, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of August, 2021.

Notary's Signature
My Commission Expires: 6/25/25



Notary's Seal