Karen Johnson Davidson County
Batch# 746438 DEEDWARR
10/29/2021 09:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20211029-0145365

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040

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 **OLYMPUS BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot Number 28 on the Plan of Section 1, Shannon Place Subdivision, of record in Book 11190, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Catamount Properties 2018, LLC, by Special Warranty Deed from Freedom Mortgage Corporation, of record in Instrument No. 20200916-0106148, in the Register's Office of Davidson County, Tennessee, dated September 2, 2020 and recorded on September 16, 2020. Being the same property conveyed to Freedom Mortgage Corporation, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20200121-0007510, in the Register's Office of Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020. Being the same property conveyed to Charles Shadowens and Brittni Nicole Shadowens, husband and wife, by Warranty Deed from James C. Dunn and wife, Inger Dunn, of record in Instrument No. 20170912-0093337, in the Register's Office of Davidson County, Tennessee, dated August 31, 2017 and recorded on September 12, 2017.

This is improved property, known as 816 REDFERN CT, MADISON, TN 37115**.**

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

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, 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 21st day of October, 2021.

CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: _____
ITS: ~~Gregory L. Geiser~~ 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 _____, 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 WEDGEWOOD, LLC, Manager of CATAMOUNT PROPERTIES 2018, LLC, the within named bargainor, a limited liability company, and that such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Authorized Agent of Wedgewood, LLC, Manager of CATAMOUNT PROPERTIES 2018, LLC.

DONE at offices, 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 October 21, 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 Texas
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is $ 350,000.00 .

Affiant

Subscribed and sworn to before me, this the 27 day of October, 2021.

NOTARY PUBLIC
My commission expires: 11-13-2024

LAURI E. GALLAGHER
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 132782782

Address New Owner(s) as follows:
Olympus Borrower, LLC, a Delaware limited liability company
PO Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
043 01 0 255.00

Tennessee Certification of Electronic Document

I, Kelsey Christensen do hereby make oath that I am a licensed attorney and/or 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 October 21, 2021 (date of document).

Kelsey Christ
Affiant Signature

10/27/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 27th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11-13-2024

NOTARY'S SEAL

LAURI E. GALLAGHER
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 132782782