Karen Johnson Davidson County
Batch# 796315 DEEDWARR
01/27/2022 12:24:30 PM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20220127-0009991

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) 233-4079 fax

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 **ADAM MICHAEL BERGH,*** *an unmarried 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 59 ON THE PLAN OF PHASE ONE, WOODLAND HILLS, AS SHOWN BY PLAT APPEARING OF RECORD IN BOOK 6900, PAGES 666-669, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, BY WARRANTY DEED FROM CESAR NIETO AND VIOLETA SOTO, HUSBAND AND WIFE, DATED AUGUST 24, 2021, OF RECORD IN INSTRUMENT NO 20210827-0115919, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 3633 DONNA KAY DR, NASHVILLE, TN 37211.

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 himself, his 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 16th day of December, 2021.

CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

_____

BY: Gregory L. Geiser

ITS: President

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 _____ (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 _____ of Wedgewood, LLC, Manager of CATAMOUNT PROPERTIES 2018, LLC, 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 December 16, 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 TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 340,000.00 .

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2022.

Stacy R. Jacobs
NOTARY PUBLIC
My commission expires: 3/7/2023

STACY R. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Address New Owner(s) as follows:
ADAM BERGH
3633 Donna Kay Dr
Nashville TN 37211

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
134 09 0 074.00

Certificate of Authenticity

I, Tonya Loftin, 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 **December 16, 2021**.

Date

Tonya Loftin
Affiant Signature

January 12, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12th day of January, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)