(1)

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

Karen Johnson Davidson County
Batch# 844479 DEEDWARR
04/25/2022 10:18:02 AM 4 pgs
Fees: $23.00 Taxes: $2,034.63
20220425-0047169

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

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 **WEERAYUT LAPANUNT, MARRIED**, 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 UNIT NO. 2, KENDALL CORNER CONDOMINIUMS, AS SHOWN ON MASTER DEED RECORDED IN BOOK 7814, PAGE 34, THIS BEING AN AMENDMENT OF LOT NO. 1 BROOKSIDE COURT ADDITION NO. 2 WITH A SUPPLEMENTAL AMENDMENT TO MASTER DEED RECORDED IN BOOK 10653, PAGE 964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN TN, PLLC, SUBSTITUTE TRUSTEE, DATED DECEMBER 14, 2020, OF RECORD IN INSTRUMENT NO. 20210106-0002672, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 5600 B KENDALL DR, NASHVILLE, TN 37209.

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 6th day of April, 2022.

CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: Wade Brandenberger
ITS: 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 manager, 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 _____, 2022.

"see attached"

_____
NOTARY PUBLIC
My commission expires:_____

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 6, 2022 before me, Tiffany Le a Notary Public, personally appeared Wade Brandenberger, 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.

TIFFANY LE
COMM. #2320082
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 30, 2024

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 $ 549,900.00 .

A. Glenn Ivey
Affiant

Subscribed and sworn to before me, this the 6th day of April, 2022.

Wesley Blow
NOTARY PUBLIC
My commission expires: 2-22-2026

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

Address New Owner(s) as follows:
WEERAYET LAPANUNT
5600 B Kendall Drive
Nashville, TN 37209

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
103 06 0C 102.00