Karen Johnson Davidson County
Batch# 888191 DEEDWARR
07/13/2022 11:32:30 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20220713-0080564

# WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/1/22

(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13871NSH

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Catamount Properties 2018, LLC, a Delaware limited liability company | Catamount Properties 2018, LLC, a Delaware limited liability company | 162120B08900CO |
| (NAME) | (NAME) | |
| 2015 Manhattan Beach Boulevard, Suite 100 | 2015 Manhattan Beach Boulevard, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Redondo Beach CA 90278 | Redondo Beach CA 90278 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RYAN S. WEST AND ERICKA E. WEST, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit No. 10A, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument Number

20040218-0018915, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan S. West and Ericka E. West, husband and wife by Deed dated September 30, 2004 from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument Number 20041007-0121417, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1345 Bell Road #419, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12 day of July 2022.

Ryan S. West

Ericka E. West

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12 day of July 2022, before me personally appeared **Ryan S. West and Ericka E. West,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness ~~my~~ hand and official seal at Davidson County, Tennessee this 12 day of July 2022.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 7/12/2022 (date of document).

Affiant Signature
Date 7/12/2022

State of TN
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY