Karen Johnson Davidson County
Batch# 906828 DEEDWARR
08/23/2022 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220823-0095329

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 ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BERTHA HILLIARD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATAMOUNT PROPERTIES 2018, LLCA DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT 109, SECTION TWO, SOMERSET FARMS PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 671, AS CORRECTED IN BOOK 9353, PAGE 237, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO BERTHA HILLIARD, A SINGLE WOMAN, BY WARRANTY DEED FROM RONALD FORTENBERRY, MARRIED, DATED OCTOBER 2, 2009 AND RECORDED IN INSTRUMENT NUMBER 20091008-0093752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **6916 SOMERSET FARMS CIRCLE, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that she 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 covenant and bind herself, her 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 23rd day of August, 2022.

BERTHA HILLIARD

BERTHA HILLIARD

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BERTHA HILLIARD, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in CLARKSVILLE, TENNESSEE, on this the 23rd of August, 2022.

Notary Public

My Commission Expires: 09/18/2024

CAITLIN A SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Online Notary Public
My Commission Expires
September 18, 2024
Notarized online using audio-video communication

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 365,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2022.

NOTARY PUBLIC
My commission expires 1.19.25

MONTGOMERY COUNTY
KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC

Address New Owner(s) as follows:
CATAMOUNT PROPERTIES 2018, LLC
2015 Manhattan Beach Blvd #100
Redondo Beach, CA 90278

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 141 07 0B 036.00

True Copy Certification

I, Brittney Clark, 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 original document executed and authenticated according to law on 08/23/22.

Brittney Clark 08/23/22

Affiant Signature Date

State of: Tennesee
County of: Montgomery

Sworn to and subscribed before me this 23 day of August, 2022.

L. Ruble

Notary's Signature

My Commission Expires: 12/12/23

Notary Seal

L. RUBLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY