Karen Johnson Davidson County
Batch# 974270 DEEDWARR
02/27/2023 08:38:30 AM 5 pgs
Fees: $28.00 Taxes: $906.50
20230227-0013433

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, **CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA E MEYER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER 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, A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 214, BUILDING 32, AND GARAGE NO. 3, ON THE PLAN OF "PEPPERTREE", CREEKSIDE MEADOWS CONDOMINIUMS OF RECORD IN BOOK 4675, PAGE 128 AND 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2016, LLC BY SUCCESSORS TRUSTEE'S DEED FROM DAVID M ANTHONY SUCCESSOR TRUSTEE, DATED JUNE 22, 2022, OF RECORD IN INSTRUMENT NUMBER 20220630-0075651, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 810 BELLEVUE RD UNIT 214, Nashville, TN 37221, AND IS DESIGNATED AS MAP AND PARCEL NO. .

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 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 covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her 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 1st day of February, 2023.

CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY, ITS MANAGER

_____

BY: Gregory L. Geiser

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 Delaware 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 for WEDGEWOOD, LLC, MANAGER OF CATAMOUNT PROPERTIES 2018, LLC.

DONE at offices in _____(City),_____ (State), on this the ____ day of _____, 20__.

_____

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 February 1, 2023 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 TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 245,000.00.

Affiant

Subscribed and sworn to before me, this the 24 day of February, 2023.

NOTARY PUBLIC
My commission expires 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County

Address New Owner(s) as follows:
LAURA E MEYER
810 Bellevue Rd, Unit 214
Nashville, TN 37221-2737

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 142 06 0B 214.00

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Ziadeh, 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 Feb, 1, 2023.

Custodian's Signature — 2/24/23 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of February, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON