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# 993206 DEEDWARR
04/18/2023 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20230418-0028541

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **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 **DREW MILLER AND EMILY LOGGINS, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 NO 61, BLOCK 26, ON THE MAP OF RE-SUBDIVISION OF LOTS 4, 5, 6, 7, 8, 9, IN BLOCK 27, LOTS 2, 3, 5, 6, IN BLOCK 26 & BLOCK 23 & 24, ON THE PLAN OF CUMBERLAND NURSERIES, OF RECORD IN PLAT BOOK 161, PAGE 139, AND PLAT BOOK 161, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO DETAILS AND LOCATION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, BY TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE, DATED SEPTEMBER 8, 2022, OF RECORD IN INSTRUMENT NO 20220920-0104401, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 301 LUTIE ST, Nashville, TN 37210, AND IS DESIGNATED AS MAP AND PARCEL NO. 119 05 0 267.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees 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 Grantees, their 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 29th day of March, 2023.

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

_____

BY: Darin Puhl

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 president (or other officer authorized to execute the instrument) of _____, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

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

_____

Notary Public

My Commission Expires: _____

See attached

CALIFORNIA CERTIFICATE OF 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 that document.

State of California)

County of Los Angeles)

On March 29, 2023 before me, D. L. Clark , a Notary Public ,
(here insert name and title of the officer)

personally appeared Darin Puhl , authorized agent for Wedgewood,

LLC manager of Catamount Properties 2018, LLC ,

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.

D. L. CLARK
COMM. #2347530
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 17, 2025

NRO1 NRO1

WITNESS my hand and official seal.

Signature _____ (Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____ ,

containing _____ pages, and dated _____ .

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 560,000.00.

Affiant

Subscribed and sworn to before me, this the 29TH day of MARCH, 2023.

NOTARY PUBLIC
My commission expires July 3, 2023

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Address New Owner(s) as follows:
DREW MILLER and EMILY LOGGINS
301 LUTZ ST.
NASHVILLE, TN 37210

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 119 05 0 267.00

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 APRIL 13, 2023

4/13/23
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 13 day of APRIL, 2023

Notary Public: Teresa Morgan
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES