Karen Johnson Davidson County
Batch# 1014441 DEEDWARR
06/13/2023 10:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,461.50
20230613-0044940

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 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 **STEPHANIE THIBODEAUX, A SINGLE WOMAN, AND STEPHEN MEAUX, A SINGLE MAN, AS JOINT TENANTS 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:

Property located on the northerly side of Cub Creek Road in the 8th Civil District of Davidson County, Tennessee and being property shown on Davidson County property map 077 parcel 057.00 and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 02, 2023 , and known as Job No. 230129, as follows:

BEGINNING at a point in the center-line of Cub Creek Road Old, said point being the southwest corner of the herein-described tract and having Tn State Plane coordinates of N673579.98 and E1678969.95, said point is the southeast corner of Catamount Properties 2018Llc (Inst# 202008110089128); thence leaving the center of Cub Creek Road and with the line of said Catamount Properties 2018 Llc and in part with an existing driveway N21°? 16'50"W 282.31' to an iron pin set; thence N50°36'27"W 189.20' to an existing iron pin in the center of an existing driveway; thence leaving the drive and with a fence and the line of Paul Kirby (Bk. 9409, pg. 598 R.O.D.C., Tn.) N54°35'05"E 196.86 to an existing iron pin; thence with the line of Roy and Shelia Janiro (Inst # 200407090081703) and a fence as follows: S53°26'34"E 286.98' to an existing iron pin; thence N80°52'40"E 123.95' to an existing iron pin; thence N55°37'53"E 134.82' to an existing iron pin; thence N45°28'34"E 149.62' to an existing iron pin; thence with the line of William Patrick Tubbs (Inst # 201804160035553) S39°21'51"E 173.9' to an existing iron pin ; thence continuing S39°21'51"E 21.64' to a point in the center of Cub Creek Road; thence with the center of said Cub Creek Road as follows: S55°28'00"W 346.16' to a point; thence S57°24'36"W 90.18; to a point; thence S59°26'46"W 49.32' to a point; thence S61°06'22"W 71.52' to a point; thence S62°10'57"W

47.17' to a point; thence S63°26'28"W 110.33' to the POINT OF BEGINNING, containing 4.33 acres, more or less.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, BY SPECIAL WARRANTY DEED FROM HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP HOME EQUITY LOAN TRUST, SERIES 2006-NC1, ASSET BACKED PASS-THROUGH CERTIFICATES, DATED AUGUST 4, 2020, OF RECORD IN INSTRUMENT NO 20200811-0089128, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER REFERENCE IS MADE TO THE AGREED ORDER OF RECORD IN INSTRUMENT NO 20221025-0115766, OF SAID REGISTER'S OFFICE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 8580 CUB CREEK RD, Nashville, TN 37209, AND IS DESIGNATED AS MAP AND PARCEL NO. 077 00 0 057.00.

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 8th day of June, 2023.

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

Jamie Bedner

BY: Jamie Bedner

ITS: Authorized Agent

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 395,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2023.

NOTARY PUBLIC
My commission expires 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
STEPHANIE THIBODEAUX and STEPHEN MEAUX
8580 Cub Creek Road
Nashville, TN 37209

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 077 00 0 057.00

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 June 8, 2023 before me, D. L. Clark, a Notary Public,
(here insert name and title of the officer)

personally appeared Jamie Bedner, 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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Certificate of Authenticity

I, Joshua A. Terry, 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 6/8/2023.

Affiant Signature – Joshua A. Terry

6/13/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/13/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON