WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024607 DEEDWARR
07/11/2023 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230711-0052751

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $455,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/30/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3791

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Catamount Properties 2018, LLC	**NEW OWNER**	141-12-0B-092.00-CO
2015 Manhattan Beach Blvd #100		
Redondo Beach, CA 90278		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Darren Bramen, Successor Trustee of The Karen G Bramen Revocable Trust UAD July 14, 2020

HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), THEIR HEIRS 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 Lot No. 104 on the Plan of Phase 5, Southampton of record in Plat Book 6900, Page 217, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard E. Bramen and wife, Karen G. Bramen by Warranty deed from Lifestyle Homes, a Tennessee General Partnership, composed of Coby Hanai and Ramin Hanai of record in Book 10915, page 899, Register's Office for Davidson County, Tennessee, dated May 01, 1998 and recorded on May 05, 1998.

Being the same property conveyed to The Karen G. Bramen, Trustee of the Karen G. Bramen Revocable Trust under Agreement Dated July 14, 2020 by Quitclaim deed from Karen G. Bramen of record in Instrument No. 20200716-0077758 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 16, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7165 Bay Cove Trail Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 heirs 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 my hand on June ____, 2023.

The Karen G Bramen Revocable Trust UAD July 14, 2020

By: Darren Bramen, Successor Trustee
Darren Bramen, Successor Trustee

STATE OF Virginia

COUNTY OF Prince William

Personally appeared before me, **by audio-visual communication,**the undersigned, an online notary public of said County and State, the within named Darren Bramen, Successor Trustee of the The Karen G Bramen Revocable Trust UAD July 14, 2020**,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this June 29th, 2023.

Lucious Morris White Jr

Notary Public

My Commission Expires: 09/30/2024

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2024

Notarized online using audio-video communication

File #: 2023-3791

RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 30, 2023.

J. Carlton Drumwright

June 30, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 30, 2023.

Notary

My Commission Expires: 11/21/26

