This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1693-SL

Karen Johnson Davidson County
Batch# 1029101 DEEDWARR
07/21/2023 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230721-0056295

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2023.

Notary Public
My Commission Expires: 6/25/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Catamount Properties 2018, LLC 2015 Manhattan Beach Blvd. Ste. 100 Redondo Beach, CA 90278	The new owner.	070 01 0A 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stacie Lynn Roper and Eugene Roper, Jr., wife and husband**, 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), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 16, on the Plan of West Hamilton Place, of record in Instrument No. 20020807-0094807, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Stacie L Roper, a married woman, joined by spouse, Eugene Roper by Warranty Deed from Lamar K. Allen, unmarried of record as Instrument No. 20150512-0043530 in the Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 12, 2015.

This is ☒ improved or ☐ unimproved property located at: **508 Harold Prewett Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2023.

GRANTOR:

Stacie Lynn Roper

Eugene Roper, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stacie Lynn Roper and Eugene Roper, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of July, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/18/23 (date of document).

Emma Howard

Affiant Signature

Date: 7/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

