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# 1109043 DEEDWARR
03/08/2024 01:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20240308-0016363

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, **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 **FIDEL ZAPATA AND GEMMA LOREDO, MARRIED TO EACHOTHER**, 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 8 ON THE PLAN OF REVISION TO LOTS 8 AND 9, SECTION ONE, PLANTATION WALK, OF RECORD IN BOOK 6050, PAGE 574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, BY TRUSTEE'S DEED FROM LLG TRUSTEE TN, LLC, SUBSTITUTE TRUSTEE, DATED NOVEMBER 27, 2023, OF RECORD IN INSTRUMENT NO 20231208-0094808, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 108 MILL SPRINGS CT, Old Hickory, TN 37138, AND IS DESIGNATED AS MAP AND PARCEL NO. 064 15 0A 008.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants 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 6th day of March, 2024.

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 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

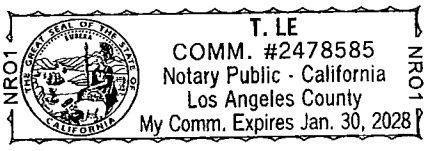
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On March 6, 2024 before me, T. Le a Notary Public, personally appeared Darin Puhl, 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, 2028

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$430,000.00**.

Affiant

Subscribed and sworn to before me, this **6th** day of **March, 2024**.

Notary Public
My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

Address of New Owner(s) as follows:
Fidel Zapata and Gemma Loredo
108 Mill Springs Court
Old Hickory, TN 37138

Send Tax Bills To:
Rocket Mortgage, LLC
1050 Woodward Avenue
Detroit, MI 48226

Map and Parcel No(s).: 064 15 0A 008.00

Tennessee Certification of Electronic Document

I, Aubrey Seavers, 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 3/6/24 (**date of document**).

Affiant Signature

3/6/24
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this **6th** day of **March, 2024.**

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025