Karen Johnson Davidson County
Batch# 1116112 DEEDWARR
03/28/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,660.38
20240328-0021546

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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOSEPH M RIDDICK, TRUSTEE OF THE RIDDICK TRUST DATED DECEMBER 16, 2019**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 3 OF POPLAR CREEK ESTATES, A PLANNED UNIT DEVELOPMENT, SECTION IV, OF RECORD IN PLAT BOOK 9700, PAGE 195, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JOSEPH M RIDDICK, TRUSTEE OF THE RIDDICK TRUST DATED DECEMBER 16, 2019, BY QUITCLAIM DEED FROM JOSEPH M RIDDICK AND WIFE, NORMA F RIDDICK, DATED DECEMBER 16, 2019, OF RECORD IN INSTRUMENT NO 20191218-0130419, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 6736 AUTUMNWOOD DR, Nashville, TN 37221, AND IS DESIGNATED AS MAP AND PARCEL NO. 155 08 0C 247.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee 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 Grantee, its 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 27th day of March, 2024.

RIDDICK TRUST DATED DECEMBER 16, 2019

BY: Joseph M. Riddick, Tree
JOSEPH M RIDDICK
TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSEPH M RIDDICK, TRUSTEE OF THE RIDDICK TRUST DATED DECEMBER 16, 2019, the within named bargainor, 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 for the purposes therein contained.

DONE at offices in Nashville (City), TN (State), on this the 27th day of March, 2024.

Notary Public
My Commission Expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $448,750.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2024.

NOTARY PUBLIC
My commission expires 1-19-25

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
CATAMOUNT PROPERTIES 2018, LLC
2015 Manhattan Beach Blvd #100
Redondo Beach CA 90278

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 155 08 0C 247.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 03/27/2024 (date of document).

Brittney Clark
Affiant Signature

03/27/2024
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 27th day of March, 2024.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202403280021546