RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1133359
05/10/2024 10:35:31 AM
Fees: $23.00 Taxes: $999.00

Davidson County
DEEDWARR
4 pgs

20240510-0034505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/2026

(AFFIX SEAL)

CHRISTYMA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Catamount Properties 2018, LLC	NEW OWNER	
(NAME)	(NAME)	
2015 Manhattan Beach Blvd, Ste 100		065-05-0-048.00
(ADDRESS)	(ADDRESS)	
Redondo Beach, CA 90278		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHIRLEY ELLIS, MARRIED AND JENNIFER PATTERSON AND JULIE CARN, UNAMRRIED AND ELIZABETH LYON, UNMARRIED AND THOMAS DEESE, MARRIED,** HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR SUCCESSORS 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. 464 on the Plan of Sherwood Forest, Section Four of record in Plat Book 4460, Page 182 and 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said lot fronts 74.00 feet on the westerly side of Sierra Drive and runs back 157.09 feet on the northerly line and 150.00 feet on the southerly line to a rear line on which it measures 115.00 feet.

Being the same property conveyed to Bernard K. Deese and wife, Mildred L. Deese by Warranty Deed from Ben Merritt and wife, Bonnie R. Merritt, d/b/a Ben Merritt Construction of record in Book 4869, page 390, Register's Office for Davidson County, Tennessee, dated November 18, 1974. Said Bernard K. Deese died on September 16, 2004, vesting Mildred L. Deese as surviving tenant. Said Mildred K. Deese died on June 3, 2022, survived by Shirley Deese Ellis, Jennifer D. Patterson, Julie Ray Carn, Elizabeth D. Lyon and Thomas K. Deese. Affidavit of Heirship of record in Instrument Nos. 20240206-0008444 and 20240206-0008445, said register's office- Affiant is Christian E. Quinn and Linda P. Misak.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is _ x _ property, known as 4808 Sierra Drive, Old Hickory, TN 37138
improved

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2024-572

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. 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 this 9 day of May, 2024.

SHIRLEY ELLIS

JULIE CARN

ELIZABETH LYON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Ellis, Julie Carn, and Elizabeth Lyon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of May, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Witness my hand this 7th day of May, 2024.

Thomas Deese

THOMAS DEESE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Deese, the 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.

Witness my hand and official seal this 7th day of May, 2024.

Commission expires:



Notary Public

Witness my hand this 8 day of May, 2024.

JENNIFER PATTERSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Patterson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of May, 2024.

Commission expires: 7-22-25

Notary Public

GAIL L FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY