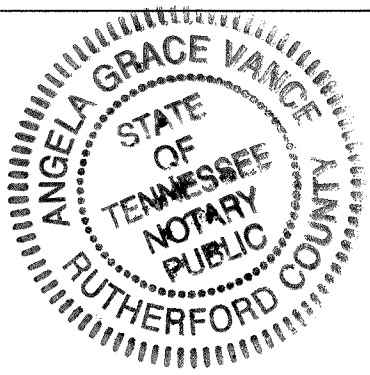
Karen Johnson Davidson County
Batch# 1139818 DEEDWARR
05/28/2024 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20240528-0039388



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $630,000.00

Affiant

Subscribed and sworn to before me, this 20 day of May, 2024.

Notary Public
My commission expires:
11-7-24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Catamount Properties 2018, LLC	**New Owner**	**16016001700**
2015 Manhatten Beach Blvd, Ste 100		
Redondo Beach, CA 90278		

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael John Stone, married and Deborah Ortiz, 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 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. 188, Plan of A Resubdivision of Lots 188 & 189 Phase III Hearthstone, of record in Plat Book 6050, Page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Michael John Stone and Deborah Ortiz, by Executor's Quitclaim Deed from Donald Wayne Schlitt, Executor of the Estate of Janet Louise Stone, dated April 19, 2024, of record in Instrument No. 20240429-0030673, in the Register's Office for Davidson County, Tennessee.
Grantor herein makes oath that the within described property is neither his/her personal residence, not the personal residence of his./her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 917 Fireside Ct, Brentwood, TN 37027.

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 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.

Deborah Ortiz Date: 5-17-24
Deborah Ortiz

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Deborah Ortiz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 11.17.24

Michael John Stone Date: 5/23/2024
Michael John Stone

STATE OF Massachusetts

COUNTY OF Hampden

Personally appeared before me, a Notary Public of said County and State, Michael John, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May 2024.

NOTARY PUBLIC

My Commission Expires: 5/19/28

DANIEL F. O'SULLIVAN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 19, 2028

Certificate of Authenticity

I, Katie Smith, 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 5/17/24.

Date

Affiant Signature

5/17/24

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 17 day of May, 2024.

Notary's Signature
My Commission Expires: 11.17.24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY