Karen Johnson Davidson County
Batch# 1144647 DEEDWARR
06/07/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240607-0042909

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 7th day of June, 2024.

Notary Public
My commission expires: 1-19-25

KATHERINE R. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MONTGOMERY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Catamount Properties 2018, LLC 2015 Manhattan Beach Blvd, #100 Redondo Beach, CA 90278	NEW OWNER	075-12-0A 083.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY JEROME PRUITT A/K/A TJ PRUITT AND ASHLEY DAWN PRUITT ALSO KNOWN AS ASHLEY D. PRUITT, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, State of Tennessee, and being further described as: Lot 4, Cedar Creek, Phase Two, as shown on the Plat of record in Plat Book 7900, page 5, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description of said property.

Being the same property conveyed to Ashley D. Pruitt and TJ Pruitt, wife and husband, by deed dated 06/09/2017, from TJ Pruitt, a married man, of record in Instrument No. 20170615-0060337, Register's Office for said County.

Also being the same property conveyed to TJ Pruitt, by deed dated 11/30/2010, from Federal National Mortgage Association, of record in Instrument No. 20101202-0096151, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS **4925 Scotts Creek Pkwy, Hermitage, TN 37076.**

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 7th day of June, 2024.

Timothy Jerome Pruitt a/k/a TJ Pruitt

Ashley Dawn Pruitt AKA ADP
Ashley Dawn Pruitt a/k/a Ashley D. Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Jerome Pruitt a/k/a TJ Pruitt and Ashley Dawn Pruitt a/k/a Ashley D. Pruitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

VERSION: January 2019

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 06/07/2024 (date of document).

Brittney Clark
Affiant Signature

06/07/2024
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 7th day of June, 2024.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202406070042909