WARRANTY DEED

Karen Johnson Davidson County
Batch# 1150673 DEEDWARR
06/25/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20240625-0047344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: June 23, 2027
(AFFIX SEAL)

LYNNE B GARTON
NOTARY PUBLIC - ARIZONA
MOHAVE COUNTY
COMMISSION # 651006
MY COMMISSION EXPIRES
JUNE 23, 2027

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0245

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Catamount Properties 2018, LLC		Map: 064120A20800
(NAME) 2015 Manhattan Beach Blvd Ste 100	(NAME)	
(ADDRESS) Redondo Beach, CA 90278	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS ($212,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HAROLD STERRENBERG FKA HAROLD W. LADD, A MARRIED MAN,

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, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 208 on the Plan of Section One, Fox Run Condominium Apartments, according to Master Deed of record at Book 4956, Page 582; amended in Book 6370, Page 817; amended in Book 8510, Page 92; and amended in Book 8510, Page 95, according to plat and survey of record in Book 4860, Page 52 (erroneously shown on prior deed as Book 6250, Page 118), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold W. Ladd, unmarried, by deed from Harold W. Ladd and Keith Andrew Sterrenberg, of record in Instrument No. 2007105-0118712, dated October 2, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Page 52, said Register's Office; (3) Easement to First Suburban Water Utility Dstrict in 8035/ 646.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to Restrictive Covenants of record in 4956/582.5535/713, corrected by 5895/516 & amended in 5936/301, 6370/817, 8510/92 & 8510/95, 4956/590, amended in 5174/609, 5548/852, 5564/582, 5896/1 & 8510/100, 20120620-0053936, amended and vestated in 20181009-0100048 and 20220712-0079805, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 208 Harper's Mill Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 20th day of June, 2024.

Harold Sterrenberg fka Harold W. Ladd

STATE OF Arizona
COUNTY OF Mohave

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Sterrenberg fka Harold W. Ladd, 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 and official seal this, 20th day of June, 2024.

My Commission Expires: June 23, 2027

Notary Public

LYNNE B GARTON
NOTARY PUBLIC - ARIZONA
MOHAVE COUNTY
COMMISSION # 651006
MY COMMISSION EXPIRES
JUNE 23, 2027

Certification of Recorded Documents

I, Tameika Jones, 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 June 21, 2024.

(AFFIANT) Tameika Jones

06/21/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of June, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY