Karen Johnson Davidson County
Batch# 1158470 DEEDWARR
07/16/2024 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240716-0053314

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, WE, **FRANCIS L GALLOWAY AND PATRICIA C GALLOWAY, HUSBAND AND WIFE**, HEREINAFTER CALLED 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 GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 36 ON THE PLAN OF SECTION I, BELLSHIRE ESTATES, AS OF RECORD IN BOOK 2133, PAGES 124 AND 125, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF DEVONSHIRE DRIVE, AT THE CORNER OF LOTS NOS 35 AND 36; THENCE, WITH THE LINE BETWEEN SAID LOTS, EASTERLY 251 FEET TO A CORNER OF LOT NO 25; THENCE, WITH THE LINE BETWEEN LOTS NOS 25 AND 36, NORTHERLY 162 FEET TO THE SOUTH MARGIN OF BELL LANE (ALSO KNOWN AS BELL GRIMES LANE); THENCE, WITH THE MARGIN OF THE SAME, WESTERLY 225.3 FEET TO THE BEGINNING OF A CURVE; THENCE, AROUND SAID CURVE SOUTHWESTERLY 39.3 FEET TO THE EAST MARGIN OF DEVONSHIRE DRIVE; THENCE, WITH THE MARGIN OF THE SAME, SOUTHERLY 137 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED UNTO FRANCIS L GALLOWAY AND WIFE, PATRICIA C GALLOWAY, BY DEED FROM IDALIA D DOWLEN, A WIDOW (NOW UNMARRIED), DATED AUGUST 28, 1992, OF RECORD IN BOOK 8719, PAGE 456, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 4021 DEVONSHIRE DR, Nashville, TN 37207, AND IS DESIGNATED AS MAP AND PARCEL NO. 041 07 0 069.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, 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 15th day of July, 2024.

Francis L. Galloway
FRANCIS L GALLOWAY

Patricia C. Galloway
PATRICIA C GALLOWAY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, FRANCIS L GALLOWAY and PATRICIA C GALLOWAY, the within named bargainors, 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.

DONE at offices in Nashville (City), Tennessee (State), on this the 15th day of July, 2024.

Notary Public
My Commission Expires: 10/21/24

GREG D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Francis L. Galloway Patricia C. Galloway
Affiant

Subscribed and sworn to before me, this the 15th day of July, 2024.

NOTARY PUBLIC
My commission expires 10/21/24

GREG D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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).: 041 07 0 069.00

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 07/15/2024 (date of document).

Brittney Clark
Affiant Signature

07/16/2024
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 16th day of July, 20 24.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

