Karen Johnson Davidson County
Batch# 1160200 DEEDWARR
07/22/2024 12:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20240722-0054699

**Name and Address of New Owner:**
Catamount Properties 2018, LLC
2015 Manhattan Beach Blvd, Ste 100
Redondo Beach, CA 90278

**Send Tax Statements To:**
Catamont Properties 2018, LLC
2015 Manhattan Beach Blvd, Ste 100
Redondo Beach, CA 90278

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24070938

**Map and Parcel:** 098 06 0A 183.00

# 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, **GGI Home Buyers, LLC, a Tennessee limited liability cmpany**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Catamount Properties 2018, LLC, a Delaware limited liability company**, hereinafter called the GRANTEE, its 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, TN, BEING Lot No. 167, on the Plan of Phase Two, Section A, Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.**

**Being the same property conveyed to Ronald Mack Forrest and Susan Forrest, both unmarried by Warranty Deed filed for record on January 2, 2008 in Instrument Number 20080102-0000186, of the Register's Office of Davidson County, Tennessee. Susan Forrest died intestate on November 19, 2016 leaving Ronald Mack Forrest and Trenton W. Forrest as her heirs at law as evidenced by Affidavit of Heirship filed for record in Instrument No.** 20240717-0053975 **, said Register's Office. Being the same property conveyed to Ronald Mack Forrest by QuitClaim Deed filed for record in Instrument No.** 20240717-0053976, **said Register's Office. Being the same property further conveyed to GGI Home Buyers, LLC, a Tennessee limited liability company by Warranty Deed filed for record in Instrument No.** 20240717-0053977 **said Register's Office.**

This conveyance is subject to the following: Master Declaration of Protective Covenants and Master Owners Association for Bridgewater of record in Instrument Number 20051024-0128043 and as supplemented in Instrument Number 20051122-0141076, Instrument Number 20061004-0122802, Instrument Number 20071023-0125250 and Instrument Number 20221227-0132542; All matters as set forth per plat of record in Instrument Number 20061207-0151485; By-Laws as set forth on Exhibit "C" of Master Declaration of Protective Covenants and Master Owners Association for Bridgewater of record in Instrument Number 20051024-0128043 and as amended in Instrument Number 20190122-0006133; HOA Charter of record in Instrument Number 20060223-0021110; Quitclaim Deed to Bridgewater Master Association for common area of record in Instrument Number 20160212-0013729 and Final Decree of record In Book 1318, page 28; All matters including but not limited to a TVA Easement on parent tract as set forth in Declaration of Taking of record in Book 1291, page 99; Storm Water Detention Agreement of record in Instrument Number 20050222-0019150; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20030827-0124253, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2012 Hawks Nest Drive, 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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 16th day of July, 2024.

GGI Home Buyers, LLC

BY: _____

Kimberly Spivey, Authorized Agent

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Kimberly Spivey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of GGI Home Buyers, LLC and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

Witness my hand and seal this 16 of July, 2024.

_____

Notary Public

My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00.

Affiant Signature

Subscribed and sworn to before me, this 16th day of July, 2024.

Notary Public
My Commission Expires: 3/15/2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

## Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/16/24 (date of document).

Affiant Signature

7/19/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of July, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025