Karen Johnson Davidson County
Batch# 1162676 DEEDWARR
07/25/2024 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240725-0056458

WARRANTY DEED

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 2.23.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Catamount Properties 2018, LLC	New Owners	Map: 097160A03300CO
(NAME) 2015 Manhattan Beach Blvd #100	(NAME)	
(ADDRESS) Redondo Beach, CA 90278	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($445,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GLEN J. RUSHMORE, UNMARRIED,

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 Lot No. 86, on the Plan of First Revision of The Peninsula, Phase One, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Glen J. Rushmore, unmarried, by deed from John P. Lonas and wife, Josephine A. Lonas, of record in Instrument No. 20130510-0047386, dated May 9, 2013, Register's Office for said County.

NotaryCam Doc ID: c1a3031d-5baa-4236-96e3-17a0b3184682

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 9700, Page 8, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 9564, Page 693, amended in Book 9754, Page 35, Book 9977, Page 359, Book 10333, Page 219 and Book 11258, Page 85, Book 10973, Page 39, amended in Book 11181, Page 371, Instrument No. 200008220083193 and Instrument No. 20030313-0033780, Register's Office for said County.

unimproved ☐
This is improved ☐ property, known as 4920 John Hagar Rd., 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 25th day of July, 2024.

Glen J. Rushmore
Glen J. Rushmore

STATE OF VIRGINIA

COUNTY OF ROANOKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen J. Rushmore, 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, 25th day of July, 2024.

My Commission Expires: 6/30/2026

Vanessa Paiz
Notary Public

VANESSA PAIZ
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7783998
My Commission Expires Jun 30, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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 July 25, 2024.

Tameika Jones
(AFFIANT) – Tameika Jones

07/25/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 25th day of July, 2024.

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON