Karen Johnson Davidson County
Batch# 1166920 DEEDWARR
08/06/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20240806-0059794

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748434**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 5th day of August, 2024. Notary Public My Commission Expires: 1-19-25

KATHERINE H. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Catamount Properties 2018, LLC 2015 Manhattan Beach Blvd #100 Redondo Beach, CA 90278	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0B-046.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sara Alexander, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catamount Properties 2018, LLC, a Delaware Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 72, as shown on the map entitled Plat of Burton Hills Village of Summerwind Tract 12, of record in Plat Book 6250, page 811, (erroneously shown as Plat Book 7725, page 33 on previous deed) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FLOYD W. ALEXANDER, SR., by deed from BAILEY MORTGAGE COMPANY, A MISSISSIPPI CORPORATION, of record in Book 7725, page 93, dated November 19, 1988, said Register's Office.

FLOYD ALEXANDER conveyed his interest to SARA & FLOYD ALEXANDER, Tenants by the entirety, by quitclaim deed of record in Instrument No. 20211117-0153116, dated November 3, 2021, said Register's Office.

Floyd Alexander having since died on June 10, 2023 and his interest in said property having passed to Sara Alexander upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 131-06-0B-046.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 811, surveyor's certificate of correction in Book 6778, page 709, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, in Book 6778, page 510, amendment in Book 6778, page 532, Book 6917, page 736, Book 11161, page 719 and Instrument No. 20231128-0091883, said Register's Office.

Amendment to By-Laws of record in Instrument No. 20220811-0091244, said Register's Office.

This is improved property located at 615 Summerwind Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2024.

Sara Alexander

Sara Alexander

STATE OF Alabama)

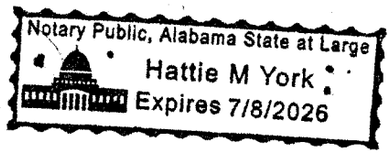
COUNTY OF Mobile)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2024.

Notary Public

My Commission Expires: 07/08/2026



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 08/05/2024 (date of document).

Brittney Clark
Affiant Signature

08/06/2024
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 6th day of August, 2024.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202408060059794