Karen Johnson Davidson County
Batch# 1173627 DEEDWARR
08/26/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240826-0065120

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3691

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of August, 2024

Notary Public

Commission Expires: 10/16/24

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Catamount Properties 2018, LLC 2015 Manhattan Beach Blvd., Ste 100 Redondo Beach, CA 90278	NEW OWNER 2015 Manhattan Beach Blvd., Ste 100 Redondo Beach, CA 90278	147-04-0-157.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Paul S. Schwert and wife, Ellen L. Schwert

HEREINAFTER REFERRED TO AS 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, 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. 267, on the Plan of Section V, Hillbrook, as of record in Book 3700, Page 73, Register's Office for said County.

Said Lot fronts 75 feet on the southerly side of Richbriar Road and extends back between lines, 150.1 feet to a dead line in the rear on which it measures 76.15 feet.

Being the same property conveyed to Paul S. Schwert and wife, Ellen L. Schwert, by Warranty Deed from Gerald W. Kaye and wife, June M. Kaye of record in Book 10250, page 517, Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded on November 05, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 277 Richbriar Road, Nashville, TN 37211

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 so 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.

Dated this the 22nd day of August, 2024.

Paul S. Schwert

Ellen L. Schwert

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 22nd day of August, 2024, before me personally appeared Paul S. Schwert and Ellen L. Schwert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2024.

Notary Signature
My commission expires: 02/26/2025

AMANDA N. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 2/26/2025

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 8/23/24.

Affiant Signature – Joshua A. Terry

8/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/23/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27