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

Return to
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd. #100
Franklin, TN 37067

Karen Johnson
Batch # 1182965
09/18/2024 10:47:38 AM
Fees: $23.00 Taxes: $1,887.00

Davidson County
DEEDWARR
4 pgs



20240918-0072291

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY SWEATMAN AND MARIA SWEATMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO 8 ON THE PLAN OF WINDCHASE, PHASE III, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11700, PAGE 14, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, BY WARRANTY DEED FROM RICHARD E TUCKER, JR, AN UNMARRIED MAN, DATED APRIL 10, 2024, OF RECORD IN INSTRUMENT NO 20240410-0025587, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 104 WINDCHASE RUN, Hermitage, TN 37076, AND IS DESIGNATED AS MAP AND PARCEL NO. 098 09 0B 008.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is 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.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantees, their 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 10th day of September, 2024.

CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY, ITS MANAGER

_____

BY: _____

ITS: Authorized Agent

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of **WEDGEWOOD, LLC, MANAGER OF CATAMOUNT PROPERTIES 2018, LLC**, the within named bargainor, a Delaware Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as authorized agent for **WEDGEWOOD, LLC, MANAGER OF CATAMOUNT PROPERTIES 2018, LLC**.

DONE at offices in _____(City),_____ (State), on this the

____ day of _____, 20____.

_____

Notary Public

My Commission Expires: _____

"SEE ATTACHED"

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On September 16, 2024 before me, Graciela Acevedo, a notary public
(insert name and title of the officer)

personally appeared Jamie Bedner,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CMD-1 GRACIELA ACEVEDO Comm. No. 2482412 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Exp. FEB. 20, 2028 CMD-1

Signature Graciela Acevedo (Seal)

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 510,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2024.

NOTARY PUBLIC
My commission expires 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address New Owner(s) as follows:
TIMOTHY SWEATMAN and MARIA SWEATMAN
104 Windchase Run
Hermitage, Tn 37076

Send Tax Bills To:
Same as above

Map and Parcel No(s).: **098 09 0B 008.00**