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

Karen Johnson Davidson County
Batch# 1199223 DEEDWARR
10/31/2024 07:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,924.00
20241031-0083881

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 **SAM LOVELL AND JESSICA LOVELL, 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 67 ON THE PLAN OF SECTION FIVE, HOLT WOODS, R20 RESIDENTIAL PUD, OF RECORD IN PLAT BOOK 9700, PAGE 10, IN THE REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, BY WARRANTY DEED FROM CHRISTOPHER B ELDRIDGE AND WIFE, ELIZABETH C ELDRIDGE, DATED APRIL 18, 2024, OF RECORD IN INSTRUMENT NO 20240422-0028542, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1105 HOLT HILLS PL, Nashville, TN 37211, AND IS DESIGNATED AS MAP AND PARCEL NO. 172 15 0A 055.00.

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 23rd day of October, 2024.

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

BY: Jamie Bedner
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"

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 520,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2024.

NOTARY PUBLIC
My commission expires 8.19.2028

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Address New Owner(s) as follows:
SAM LOVELL and JESSICA LOVELL
1105 Holt Hills Pike
Nashville, TN 37211

Send Tax Bills To:
Same as above

Map and Parcel No(s).: **172 15 0A 055.00**

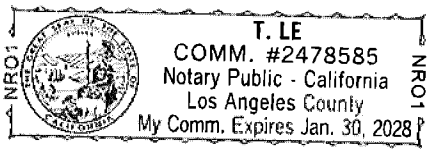
ACKNOWLEDGMENT

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 the document.

State of California)
County of Los Angeles)

On October 23, 2024 before me, T. Le a Notary Public, 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.

Signature _____ (Seal)

My Commission Expires: January 30, 2028

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 10.29.24 (date of document).

Affiant Signature

10.29.24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of October, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY