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# 1228596 DEEDWARR
01/21/2025 02:08:30 PM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20250121-0004583

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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 **FLOR J RUIZ BAUTISTA**, HEREINAFTER CALLED THE GRANTEE, HER 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 4, CEDAR CREEK, PHASE TWO, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 7900, PAGE 5, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, BY WARRANTY DEED FROM TIMOTHY JEROME PRUITT AND ASHLEY DAWN PRUITT, HUSBAND AND WIFE, DATED JUNE 7, 2024, OF RECORD IN INSTRUMENT NO 20240607-0042909, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 4925 SCOTTS CREEK PKWY, Hermitage, TN 37076, AND IS DESIGNATED AS MAP AND PARCEL NO. 075 12 0A 083.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee 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 Grantee, her 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 14th day of January, 2024.

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

BY: Darin Puhl
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 the document.

State of California)
County of Los Angeles)

On January 14, 2025 before me, T. Le a Notary Public, personally appeared Darin Puhl, 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.

NRO1 T. LE COMM. #2478585 Notary Public - California Los Angeles County My Comm. Expires Jan. 30, 2028 NRO1

Signature _____ (Seal)

My Commission Expires: January 30, 2028

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 375,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of January 2025. ~~2024.~~

Jennifer Russell
NOTARY PUBLIC
My commission expires 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
FLOR J RUIZ BAUTISTA
4925 Scotts Creek Pkwy
Hermitage TN 37076

Send Tax Bills To:
Same as above

Map and Parcel No(s).: **075 12 0A 083.00**

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/14/25 (date of document).

Jennifer Russell
Affiant Signature

1/21/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

