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
Batch # 1231963
01/30/2025 09 10 48 AM
Fees $23 00 Taxes $1,628 00
Davidson County
DEEDWARR
4 pgs
20250130-0007073

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 **FABIAN CARRASQUILLO**, HEREINAFTER CALLED THE GRANTEE, HIS 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 464 ON THE PLAN OF SHERWOOD FOREST, SECTION FOUR, OF RECORD IN PLAT BOOK 4460, PAGE 182 AND 183, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID LOT FRONTS 74.00 FEET ON THE WESTERLY SIDE OF SIERRA DRIVE AND RUNS BACK 157.09 FEET ON THE NORTHERLY LINE AND 150.00 FEET ON THE SOUTHERLY LINE TO A REAR LINE ON WHICH IT MEASURES 115.00 FEET

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM SHIRLEY ELLIS, MARRIED AND JENNIFER PATTERSON AND JULIE CARN, UNMARRIED AND ELIZABETH LYON, UNMARRIED AND THOMAS DEESE, MARRIED, DATED MAY 9, 2024, OF RECORD IN INSTRUMENT NO 20240510-0034505, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 4808 SIERRA DR, Old Hickory, TN 37138, AND IS DESIGNATED AS MAP AND PARCEL NO. 065 05 0 048.00.

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, his 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, 2025.

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 _____, 2025.

"See Attached"

_____
Notary Public
My Commission Expires: _____

California All-Purpose Certificate of 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 } S S

On 1/14/2025 before me, J.G. Nunez, a notary Public,
Name of Notary Public, Title

personally appeared Jamie Bedner
Name of Signer (1)

Name of Signer (2)

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.

J. G NUNEZ
Notary Public - California
Los Angeles County
Commission # 2485301
My Comm. Expires Mar 24, 2028

Seal

WITNESS my hand and official seal

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other _____

representing _____ Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on

Page # _____ Entry # _____

Notary contact _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $ 440,000.00 .

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2025

NOTARY PUBLIC
My commission expires _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Address New Owner(s) as follows:
FABIAN CARRASQUILLO
4808 Sierra Drive
Old Hickory, TN 37138

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 065 05 0 048.00