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# 1236326 DEEDWARR
02/11/2025 01:49:30 PM 5 pgs
Fees: $28.00 Taxes: $1,961.00
20250211-0010420

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 **ZACHARY SCHMIDT AND JACQUELINE BERKLEY, 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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 36 ON THE PLAN OF SECTION I, BELLSHIRE ESTATES, AS OF RECORD IN BOOK 2133, PAGES 124 AND 125, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF DEVONSHIRE DRIVE, AT THE CORNER OF LOTS NOS 35 AND 36; THENCE, WITH THE LINE BETWEEN SAID LOTS, EASTERLY 251 FEET TO A CORNER OF LOT NO 25; THENCE, WITH THE LINE BETWEEN LOTS NOS 25 AND 36, NORTHERLY 162 FEET TO THE SOUTH MARGIN OF BELL LANE (ALSO KNOWN AS BELL GRIMES LANE); THENCE, WITH THE MARGIN OF THE SAME, WESTERLY 225.3 FEET TO THE BEGINNING OF A CURVE; THENCE, AROUND SAID CURVE SOUTHWESTERLY 39.3 FEET TO THE EAST MARGIN OF DEVONSHIRE DRIVE; THENCE, WITH THE MARGIN OF THE SAME, SOUTHERLY 137 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM FRANCIS L GALLOWAY AND PATRICIA C GALLOWAY, HUSBAND AND WIFE, DATED JULY 15, 2024, OF RECORD IN INSTRUMENT NO 20240716-0053314, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 4021 DEVONSHIRE DR, Nashville, TN 37207, AND IS DESIGNATED AS MAP AND PARCEL NO. 041 07 0 069.00.

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 4th day of February, 2025.

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

_____

BY: Jamie Bednar

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**.

_____ "SEE ATTACHED"

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

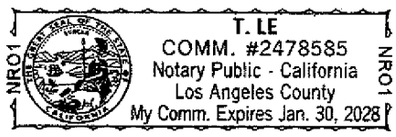
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On February 4, 2025 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

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 530,000.00 .

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2025.

NOTARY PUBLIC
My commission expires _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address New Owner(s) as follows:
ZACHARY SCHMIDT and JACQUELINE BERKLEY
4021 Devonshire Drive
Nashville, TN 37027

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 041 07 0 069.00

Certificate of Authenticity

I, Ryan Lux, 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 **February 4, 2025**.

Date

Affiant Signature

2/10/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY