THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221143068

Karen Johnson Davidson County
Batch# 956028 DEEDWARR
12/29/2022 09:33:27 AM 2 pgs
Fees: $13.00 Taxes: $3,391.05

20221229-0133476

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $916,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samantha Bilow and Michael Bilow 426 Hart Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 082 08 0 226.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lasata Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Bilow and Michael Bilow, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Leek Subdivision of the Arthur Tract, as shown on plat of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 13 fronts 50 feet on the West side of Hart Avenue and runs back between parallel lines with Southerly margin of Mansfield Avenue, 170 feet to an alley.

Being the same property conveyed to Lasata Properties, LLC, by Warranty Deed from Daniel R. Green, married, of record in Instrument No. 20210907-0119248, in the Register's Office of Davidson County, Tennessee, dated August 31, 2021 and recorded on September 07, 2021.

Being the same property conveyed to Daniel R. Green, a married man, by Warranty Deed from Phillip Wright, Jr., a married man, of record in Instrument No. 20080124-0007298, in the Register's Office of Davidson County, Tennessee, dated January 18, 2008 and recorded on January 24, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Leek Subdivision of the Arthur Tract, as recorded in Plat Book 547, Page(s) 54.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 426 Hart Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2022.

Lasata Properties, LLC.

By: _____
Natalie Langlinais, Member

By: _____
Brian Langlinais, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Natalie Langlinais and Brian Langlinais, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members(or other officer authorized to execute the instrument) of Lasata Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of December, 2022.

_____
Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025