6

Karen Johnson
Batch # 1078888
12/06/2023 08:22:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231206-0094155

This instrument is prepared by:
Please record and return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd, Suite 200
Nashville Tennessee 37215

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: _____

Subscribed and sworn to before me this 29th **day of November, 2023.**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public: _____

My Commission Expires: 5/5/25

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
Feffer Acquisitions, LLC 10510 Vermilyea Pass Fort Wayne, Indiana 46804	Feffer Acquisitions, LLC 10510 Vermilyea Pass Fort Wayne, Indiana 46804	083 09 0 019

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Lasata Properties, LLC,** by these presents does hereby transfer, quitclaim and convey unto **Feffer Acquisitions, LLC,** it's successors and assigns, all of their rights, title, and interest in and to the described tract of land in **Davidson** County, Tennessee as follows to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 34 of Block "C" on the Map of F. C. Beasley's Subdivision of the Douglass property, of record in Plat Book 2, Page 66, Chancery Court at Nashville.

Said Lot No. 34 fronts 50 feet on the northerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Lasata Properties LLC, a Tennessee Limited Liability Company by deed from Malcolm F. Rose, Jr. of record in Instrument No. 20230314-0018211, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **1211 Ordway Place, Nashville Tennessee 37206.**

WITNESS my hand and official seal this 29th day of November, 2023.

Lasata Properties, LLC

[redacted]
By: Natalie K. Langlinais, Managing Partner

[redacted]
By: P. Brian Langlinais, Partner

This instrument is prepared by:
Please record and return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd, Suite 200
Nashville Tennessee 37215

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 29th day of November, 2023, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Natalie K. Langlinais and P. Brian Langlinais** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the **Managing Partner** and **Partner** of **Lasata Properties, LLC**, and to be the persons whose names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons so authorized to do so, executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Davidson County Tennessee this 29th day of November, 2023.

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 5/5/2025

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE LEGAL DESCRIPTION FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. NO INDEPENDENT TITLE EXAMINATION OF THE SUBJECT PROPERTY HAS BEEN CONDUCTED BY PREPARER.