Karen Johnson Davidson County
Batch# 1202564 DEEDWARR
11/07/2024 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20241107-0086634

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $950,000.00. Affiant Subscribed and sworn to before me, this the 1st day of November, 2024. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cathie Bozman	CMG Mortgage, Inc. dba CMG Home Loans	082-08-0-114.00
917 West Eastland Avenue	3160 Crow Canyon Rd. #400	
Nashville, TN 37206	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LASATA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHIE BOZMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Richmond Addition of record in Plat Book 974, Page 19, 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 No. 10 fronts 50 feet on the Northerly side of West Eastland Avenue, formerly Cleveland Street, and runs back between parallel lines, 130 feet to a dead line.

Being the same property conveyed to William J. Corder and wife, Christine O. Corder by Warranty Deed from George E. Gibson and wife, Bessie L. Gibson of record in Book 4011, page 418, Register's Office for Davidson County, Tennessee, dated April 25, 1966 and recorded on April 29, 1966. Affidavit of Heirship is record in Instrument No. 20221114-0121514 on November 14, 2022.

The said William J. Corder having since died on September 29, 1998 and leaving the Christine O. Corder as the remaining tenant by the entirety. The said Christine O. Corder died intestate on June 02, 2020 survived by her heirs at law.

Being the same property conveyed to Ray Hackney by Quitclaim Deed from Charlene Vanessa Christmon of record in Instrument No. 20221114-0121515 Register's Office for Davidson County, Tennessee, dated October 29, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Ray Hackney by Quitclaim Deed from Jason Samuel Christmon of record in Instrument No. 20221114-0121516 Register's Office for Davidson County, Tennessee, dated October 25, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Ray Hackney by Quitclaim Deed from Charlene Coplen of record in Instrument No. 20221114-0121517 Register's Office for Davidson County, Tennessee, dated October 27, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Ray Hackney by Quitclaim Deed from Marvine Murphy of record in Instrument No. 20221114-0121518 Register's Office for Davidson County, Tennessee, dated October 25, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Ray Hackney by Quitclaim Deed from William L. Corder of record in Instrument No. 20221114-0121519 Register's Office for Davidson County, Tennessee, dated October 19, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Ray Hackney by Quitcliam Deed from Norma Faye Corder of record in Instrument No. 20221114-0121520 Register's Office for Davidson County, Tennessee, dated October 20, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Ray Hackney by Quitclaim Deed from David Corder of record in Instrument No. 20221114-0121521 Register's Office for Davidson County, Tennessee, dated October 24, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Ray Hackney by Quitclaim Deed from Darryl D. Corley of record in Instrument No. 20221213-0129236 Register's Office for Davidson County, Tennessee, dated December 11, 2022 and recorded on December 13, 2022.

Being the same property conveyed to Ray Hackney by Quitclaim Deed from Jonathan J. Corley of record in Instrument No. 20221213-0129237 Register's Office for Davidson County, Tennessee, dated December 12, 2022 and recorded on December 13, 2022.

Being the same property conveyed to Ray Hackney by Quitclaim Deed from Andrew Corder of record in Instrument No. 20221215-0130104 Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on December 15, 2022.

Being the same property conveyed to Lasata Properties, LLC by Warranty Deed from Ray Hackney of record in Instrument No. 20230120-0004534 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 20, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 917 West Eastland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2024.

Lasata Properties, LLC, a Tennessee Limited Liability Company

By: _____
Brian Langlinais, Member

By: _____
Natalie K. Langlinais, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

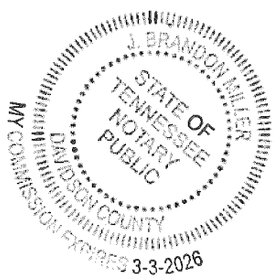
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Langlinais, Member and Natalie K. Langlinais, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Lasata Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2024.

_____
Notary Public

My Commission Expires:

3-3-26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 1. 2024.

Affiant Signature

6th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028