Karen Johnson Davidson County
Batch# 1356642 DEEDWARR
12/11/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,360.60
20251211-0098483

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $638,000.00

Affiant

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

Notary Public
My commission expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Austin C. Lang	**Prosperity Home Mortgage**	072-14-0-189.00
1410 Chapel Avenue	**4440 Brookfield Corporate Dr**	
Nashville, TN 37206	**Chantilly, VA, 20151**	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Peter Garlinghouse and Jennifer Garlinghouse, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Austin C. Lang, unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 41 on the Plan of H.M. Doak's Subdivision of record in Plat Book 332 Page 22, in the Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Chapel Avenue at an iron pin located at the corner of Lot Nos. 40 and 41; thence with the line between said two lots, South 3° 00' West, 132.7 feet to an iron pin; thence North 64° 10' East 59.8 feet to an iron pin in the westerly margin of Chapel Avenue, thence with said Avenue, North 23° 00' West 137 feet to the beginning.

Being the same property conveyed to Peter Garlinghouse and Jennifer Garlinghouse, husband and wife, by deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200714-0076627, Register's Office for Davidson County, Tennessee, and dated July 13, 2020.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of H.M. Doak's Subdivision of record in Plat Book 332 Page 22 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1410 Chapel Avenue, Nashville, TN 37206

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8th day of December, 2025.

Peter Garlinghouse

Jennifer Garlinghouse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8 day of December, 2025, before me personally appeared Peter Garlinghouse and Jennifer Garlinghouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of December, 2025.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202512110098483

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **December 8, 2025**.

Affiant Signature

12/10/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **December 10, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY