Karen Johnson Davidson County
Batch# 1371630 DEEDWARR
01/22/2026 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260122-0005176

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10744

ADDRESS NEW OWNER:
Lasata Properties, LLC
1807 Ordway Place
Nashville, TN 37206

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Feffer Acquisition LLC

Parcel ID:
052-06-0-014.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilyn Crockett, Trustee of the Crockett Family Revocable Living Trust,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Lasata Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 11 Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of the R.L. Alexander tract of 18.84 acres of part of the H.B. Chadwell Tract, as of record in Book 421, page 61, Register's Office for said County, and according to a survey by H. Gee, Surveyor, dated October 24, 1963, is described as follows:

Beginning at a point in the westerly margin of Howse Avenue, said point being located 2104 feet, more or less, from the center line of Neely's Bend Road, measured with said margin, and thence with said margin S. 9 deg. 16' W. 120 feet to a point; thence N. 80 deg, 44' W. 212.25 feet to a point; thence N. 20 deg. 30' W, 138.0 feet to a point; thence S. 80 deg. 44' E. 280.45 feet to the point of beginning.

Being the same property conveyed to the Crockett Family Revocable Living Trust by deed dated August 10, 2025 from Marilyn Crockett, Widow of Joe Leslie Crockett (Deceased), and of record in Instrument Number 20251029-0086182, Register's Office for Davidson County, Tennessee.

This is improved property known as 764 Howse Avenue, Nashville, TN 37115. Possession is to be given on January 20, 2026.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of January 2026.

Marilyn Crockett

Marilyn Crockett, Trustee of the
Crockett Family Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marilyn Crockett, Trustee of the Crockett Family Revocable Living Trust,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day ~~of~~ January 2026.

NOTARY PUBLIC

J. DAVID LEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 31, 2029
COUNTY OF WILSON

My Commission Expires: 1/31/29

* * * * * *

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is **$360,000.00**.

AFFIANT

Subscribed and sworn to before me on this 20th day of January 2026.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

My Commission Expires:

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 1-20, 2026.

Affiant
Date: 1-20 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of January, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

