Karen Johnson Davidson County
Batch# 1477477 DEEDWARR
09/25/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260925-0089087

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $650,000.00. Affiant Subscribed and sworn to before me, this the 18th day of September, 2026. Notary Public My commission expires: 11/5/29

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:
Tyler D. Thornberg and Heidi Elizabeth Thornberg	JPMORGAN CHASE BANK N.A. ~~New Owner(s)~~ c/o	052-06-0-014.01
764 Howse Avenue	3415 VISION DR.	
Nashville, TN 37115	COLUMBUS, OH 43219	

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 **TYLER D. THORNBERG AND HEIDI ELIZABETH THORNBERG, A MARRIED COUPLE**, 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 the 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 South. 9 degrees 16 minutes West. 120 feet to a point; thence North 80 degrees, 44 minutes West. 212.25 feet to a point; thence North 20 degrees 30 minutes West, 138.0 feet to a point; thence South 80 degrees 44 minutes East. 280.45 feet to the point of beginning.

Being the same property conveyed to Lasata Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Marilyn Crockett, Trustee of the Crockett Family Revocable Living Trust of record in Instrument No. 20260122-0005176 Register's Office for Davidson County, Tennessee, dated January 20, 2026 and recorded on January 22, 2026.

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

The address of the herein described property is believed to be **764 Howse Avenue, Madison, TN 37115**, 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 18th day of September, 2026.

Lasata Properties LLC, a Tennessee Limited Liability Company

By: _____
Natalie K. Langlinais, Managing Partner

By: _____
Phillip Brian Langlinais, Co-Partner

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 Natalie K. Langlinais, Managing Partner and Phillip Brian Langlinais, Co-Partner, 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 Managing Partner and Co-Partner of Lasata Properties LLC, a Tennessee Limited Liability Company, and that he/she/they, 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 18th day of September, 2026.

_____
Notary Public
My Commission Expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

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 September 18, 2026

Affiant Signature

25th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2026

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