Karen Johnson Davidson County
Batch# 878846 DEEDWARR
06/27/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,740.85
20220627-0073438

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

L&L#10128-67

ADDRESS NEW OWNER:
start, llc
1413 Chantilly Lane
Franklin, TN 37067

SEND TAX BILL TO:
New Owner

MORTGAGEE:

Parcel ID:
083-08-0-204

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, **Donna Sue Brundige,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **start, 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:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Rosewood Heights, Section II of record in Plat Book 2133, page 57, in the Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more compete description of the property.

Being the same property conveyed to Donna Sue Brundige by deed dated February 24, 2016 from Donna Sue Brundige and Nytra Brown and Donna Wakefield and Joe Brundige, Jr. and Kim Nichols and Carla Bevins, recorded March 1, 2016, in Instrument Number 20160301-0019472, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Donna Sue Brundige by virtue of a written Power of Attorney of record in Instrument No. 20110308-0018554, Register's Office for Davidson County, Tennessee.

This is improved property known as 1025 Preston Drive, Nashville, TN 37206.

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 22nd day of June, 2022.

Donna Sue Brundige by Jamie Lynn Davenport, her Attorney in fact.

Donna Sue Brundige by Jamie Lynn Davenport, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 22nd day of June, 2022, before me personally appeared **Jamie Lynn Davenport**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donna Sue Brundige as her attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20110308-0018554, Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Donna Sue Brundige as her attorney in fact.

NOTARY PUBLIC

J DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$470,500.00**.

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2022.

NOTARY PUBLIC

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2-9-2025

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 June 22 2022.

John M. Lee, Attorney

Date: June 22, 2022

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd day of June 2022.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.S. BESS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY