WARRANTY DEED

Karen Johnson Davidson County
Batch# 885331 DEEDWARR
07/07/2022 10:30:57 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20220707-0078333

File No.: RP-22-6206-ST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2022.

Notary Public 9-6-2025

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
START, LLC	NEW OWNER	091-01-0-052.00
(NAME)	(NAME)	
1413 Chantilly Lane Franklin, TN 37067		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **KATHE ANNE DISON, AUTUMN MARIE DISON, THEA DANIELE DISON, AS HEIRS AT LAW OF RONALD R. DISON AND AND JACQUELINE S. LAGUNA (FKA JACQUELINE S. DISON), AN UNMARRIED WOMAN** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **START, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 7 on the Plan of Brownlee, being a resubdivision of a part of the property known as Sulphur Springs on the Plan of Cherokee Park Subdivision, as recorded in Book 2663, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description.

Being the same property conveyed to Ronald R. Dison and wife, Jacqueline S. Dison, from Gary W. Smith, by Warranty Deed dated April 10, 1992, recorded April 13, 1992, in Book 8599, Page 488, in the Register's Office of Davidson County, Tennessee.

Ronald R. Dison and Jacqueline S. Dison having since divorced as per Marital Dissolution Agreement and Final Decree of Divorce between Jacqueline Sue Dison and Ronald Recardo Dison filed under Case No. 02D12, in the Fourth Circuit Court for Davidson County, Tennessee, wherein ownership of the parties was to be held as tenants in common.

The said Ronald R. Dison having died May 28, 2020, intestate, leaving Kathe Anne Dison, Autumn Marie Dison, and Thea Daniele Dison as his Heirs-At-Law. See Affidavits of Heirship recorded in instrument nos. 20220629-0075182 and 20220629-0075182 in the Register's Office of Davidson County, Tennessee.

This instrument is executed on behalf of Kathe Anne Dison, Autumn Marie Dison and Thea Daniele Dison by Jacqueline S. Laguna pursuant to a Specific Power of Attorney executed by Kathe Anne Dison, Autumn Marie Dison and Thea Daniele Dison on June 17, 2022, recorded herewith in Instrument No. 20220707-0078332 Register's Office for Davidson County, Tennessee.

Jacqueline S. Dison is now known as Jacqueline S. Laguna.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 6206 Morrow Road, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of June, 2022

Kathe Anne Dison by Jacqueline S. Laguna, her Attorney-In-Fact

Autumn Marie Dison by Jacqueline S. Laguna, her Attorney-In-Fact

Thea Danielle Dison by Jacqueline S. Laguna, her Attorney-In-Fact

Jacqueline S. Laguna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2022, before me personally appeared Jacqueline S. Laguna, ~~Jacqueline S. Laguna, Jacqueline S. Laguna and Jacqueline S. Laguna~~, 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 29th day of June, 2022.

Notary Signature
My commission expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

RETURN TO:

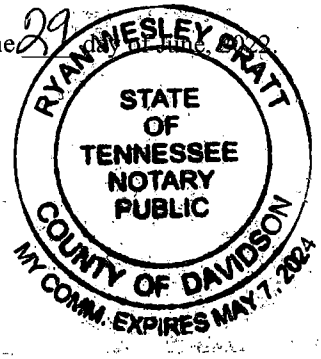
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

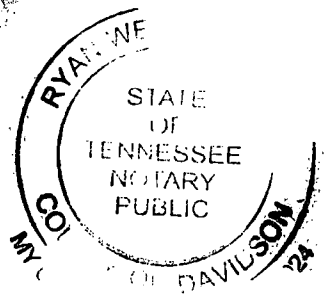
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29 day of June, 2022, before me personally appeared Jacqueline S. Laguna to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kathe Anne Dison, Autumn Marie Dison and Thea Daniele Dison and who acknowledged he/she/they executed the same as the free act and deed of the said Kathe Anne Dison, Autumn Marie Dison and Thea Daniele Dison.

Witness my hand and official seal, this the 29 day of June, 2022.

Notary Public
My Commission Expires:



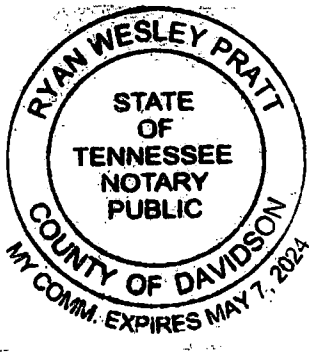


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of June, 2022, before me personally appeared Jacqueline S. Laguna, 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 29 day of June, 2022.

Notary Signature
My commission expires:



RETURN TO:

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