Karen Johnson Davidson County
Batch# 1179464 DEEDWARR
09/10/2024 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240910-0069547

# WARRANTY DEED

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Shinehouse and Laurel Shinehouse | NEW OWNER | |
| (NAME) | (NAME) | |
| 1025 Preston Drive | 850 N. 19th St., unit 4 | 083 08 1A 002.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Philadelphia, PA 19130 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **START, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT SHINEHOUSE AND LAUREL SHINEHOUSE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1041 Mitchell Road and 1025 Preston Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220824-0095449, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a part of the same property conveyed to Start, LLC, a Tennessee limited liability company, by Warranty Deed from Donna Sue Brundige, of record in Instrument No. 20220627-0073438, in the Register's Office of Davidson County, Tennessee, dated June 22, 2022 and recorded on June 27, 2022.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved X property, known as 1025 Preston Drive, Nashville, TN 37206 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

PM2024-732

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 GRANTEES 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 GRANTEES, 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 hand this 6th day of September, 2024

START, LLC

BY: _____
SEMIH GULERTIP, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Semih Gulertip,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Authorized Agent** of **START, LLC** the within named bargainor, a limited liability company, and that he/she as **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Authorized Agent** of **START, LLC**.

Witness my hand and official seal this 6th day of September, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

PM2024-732

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 6, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

**9/9/24**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025