WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson
Batch # 1206390
11/19/2024 08:08:13 AM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20241119-0089368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF November 2024.

KEVIN MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires 10/4/27

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
Start, LLC	New Owner	
(NAME)	(NAME)	081-02-0-161.00
1413 Chantilly Lane		081-02-0-160.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **MARQUINTA WHITESIDE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **START, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Lot No. 9 on the Plan of John A. Bell's Subdivision of the Mary J. Fox Land of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 9 fronts 50 feet on the northerly side of Simpkins Street and extends back between parallel lines to an alley. (As to 1724 Simpkins Street)

Being the same property conveyed to Jerome McCullough by Warranty Deed from Eugenia McCullough of record in Book 3251, page 609, Register's Office for Davidson County, Tennessee, dated July 11, 1961.

Being the same property conveyed to Jean Cartwright McCullough by Final Decree Deed from Jerome McCullough, Jr. of record in Book 3943, page 361, Register's Office for Davidson County, Tennessee, dated February 12, 1965.

Being a portion of the same property conveyed to Jean Cartwright McCullough, an unmarried person and Marquinta Whiteside, an unmarried person, as joint tenants with right of survivorship by Quitclaim Deed from Jean Cartwright McCullough, also known as Jean O. McCullough, a divorced woman of record in Instrument No. 20200618-0064494 Register's Office for Davidson County, Tennessee, dated June 10, 2020. Jean Cartwright McCullough died on May 3, 2023, vesting title solely in Marquinta Whiteside as the sole surviving tenant by the entirety.

Situated in Davidson County, Tennessee and being further bounded and described as follows: Being Lot No. 10 on the Plan of John A. Bell's Subdivision of the Mary J. Fox Land, as of record in Book 332, Page 41, Register's Office for said County, to which plan specific reference is hereby made for a more particular description. Said Lot No. 10 fronts 50 feet on the northerly side of Simpkins, formerly E. Street, and runs back between parallel lines 150 feet to an Alley. (As to 1726 Simpkins Street)

Being the same property conveyed to Jean O. McCullough by Warranty Deed from Carrie Denney, Executrix/DBN of record in Book 7701, Page 636, Register's Office for Davidson County, Tennessee, dated November 10, 1988.

CH2024-1211

Being a portion of the same property conveyed to Jean Cartwright McCullough, an unmarried person, and Marquinta Whiteside, an unmarried person, as joint tenants with right of survivorship by Quitclaim Deed from Jean Cartwright McCullough also known as Jean O. McCullough, a divorced woman, of record in Instrument No. 20200618-0064494 Register's Office for Davidson County, Tennessee, dated June 10, 2020. Jean Cartwright McCullough died on May 3, 2023, vesting title solely in Marquinta Whiteside as the sole surviving tenant by the entirety.

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.

unimproved
This is improved x property, known as 1724 & 1726 Simpkins Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (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 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 15th day of November, 2024

Marquinta Whiteside

MARQUINTA WHITESIDE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marquinta Whiteside, 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 this 15th day of November, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

CH2024-1211