WARRANTY DEED

File #23211

Karen Johnson Davidson County
Batch# 1048804 DEEDWARR
09/12/2023 10 28 43 AM 2 pgs
Fees $13 00 Taxes $2,775 00

20230912-0071493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES: 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennel Lengle	NEW OWNER	091-05-1H-002.00-CO
(NAME)	(NAME)	
6203B Laredo Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Jon Holdings, LLC, a Tennessee limited liability company and Kirtley Whittington, a married man, as Tenants in common,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennel Lengle, a single person,** HEREINAFTER CALLED THE GRANTEE, HER 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 B, of SixThousandTwoHundredThree Laredo Avenue, a Horizontal Property Regime with Private Elements, as shown as Exhibit "B", in the Declaration of Covenants, Conditions and Restrictions for SixThousandTwoHundredThree Laredo Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220119-0007305, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to JON Holdings, LLC, a Tennessee limited liability company and Kirtley Whittington, a married man, as tenants in common by Quitclaim deed from John Norman, a single man, and Kirtley Whittington, a married man, as tenants in common, of record in Instrument No. 20220127-0009950 Register's Office for Davidson County, Tennessee, dated January 26, 2022 and recorded on January 27, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 6203B Laredo Avenue, Nashville, TN 37209

(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.

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-CT-23-6203B

Witness my hand this 8th day of September, 2023

Jon Holdings, LLC

BY _____
John O'Brien Norman, Sole Member

_____
Kirtley Whittington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John O'Brien Norman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Jon Holdings, LLC, and that he, 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, at office, this 8th day of September, 2023

My commission expires 7.20.24

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kirtley Whittington**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 8th day of September, 2023.

My commission expires 7.20.24

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 20

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027