HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2024. Notary Public MY COMMISSION EXPIRES: 1/26/25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JON HOLDINGS, LLC	**SAME**	**090-16-0-201.00**
(NAME) **4507 NEVADA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARY A. SIRCY, ALSO KNOWN AS MARY ANGELA SPRINGER SIRCY AND FORMERLY KNOWN AS MARY ANGELA SPRINGER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 503 on the Plan of Charlotte Park, Section Seven, as of record in Book 2663, page 122, Register's Office for said County.

Said Lot No. 503 fronts 85.3 feet on the southeasterly line of Achievement Drive and runs back between lines, 130 feet on the northeasterly line and 151.3 feet on the southwesterly line to a dead line, which is a broken line, measuring 107.1 feet thereon.

Being the same property conveyed to Mildred D. Springer, unmarried, and Mary Angela Springer, unmarried, from James R. Ashworth and wife, Joan S. Ashworth, by warranty deed dated December 29, 1977 of record in Book 5238, page 150, Register's Office for Davidson County, Tennessee.

Mildred D. Springer died intestate on November 18, 1996 and her interest passed to her children, Rebecca Springer Marshall, Mary Angela Springer Sircy, Laura Springer Sadler and Barry Springer. See Affidavit of Heirship of record in Instrument No. 20240701-0049191, said Register's Office. Barry Springer (a/k/a John Barry Springer) died intestate on August 26, 2016 and his interest passed to his wife, Elena M. Hines, and his daughter, Ashley Taylor Mynatt. See Affidavits of Heirship of record in Instrument No. 20240701-0049192 and in Instrument No. 20240716-0053506, said Register's Office. Further, being the same property conveyed to Mary Angela Springer, a single individual, from Rebecca Springer Marshall, Laura Springer Sadler, and Ashley Taylor Mynatt, by quitclaim deed dated June 27, 2024, of record in Instrument No. 20240701-0049193, said Register's Office. Also being the same property conveyed to Mary Angela Springer Sircy, unmarried, from Elena M. Hines by quitclaim deed dated July 15, 2024, of record in Instrument No. 20240716-0053507, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 2663, page 122; Easement of record in Book 2593, page 566; Restrictions for Charlotte Park, Section 7 of record in Book 2881, page 350; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****GRANTEE HEREIN ASSUMES ALL 2024 PROPERTY TAXES.****

Karen Johnson Davidson County
Batch # 1162205 DEEDWARR
07/25/2024 10:44:46 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20240725-0056270

Unimproved ( )
This is improved(X) property, known as **534 ACHIEVEMENT DRIVE, 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; 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 18th day of July, 2024.

MARY A. SIRCY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary A. Sircy,** 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 at office this 18th day of July, 2024.

My Commission Expires: **March 3, 2026**

Notary Public

