WARRANTY DEED

Karen Johnson
Batch # 1232876
02/03/2025 09 58 50 AM
Fees $13 00 Taxes $2,812 00

Davidson County
DEEDWARR
2 pgs

20250203-0007845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 7.17.28

(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kirtley D Whittington & JON Holdings, LLC	New Owner	084-05-0-017 00
(NAME)	(NAME)	
4507 Nevada Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Jordan S Price and Channing Price, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kirtley D Whittington, a married man and JON Holdings, LLC, a Tennessee limited liability company, as tenants in common hereinafter called the GRANTEE(S), his/her/their 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 the north 144 7 feet of the west 130 5 feet of Lot No 3 on the Map of the Subdivision of Lots 5, 6, 7 & 8 of The Caruther's Subdivision of record in Plat Book 161, Page 163, in the Register's Office for Davidson County, Tennessee

Said property fronts 144 7 feet on the easterly margin of Eastland Avenue and runs back 130 5 feet on the north lot line, and runs back 129 0 feet on the south lot line to a line in the rear which measures 144 5 feet thereon Being the same property conveyed to Eric Abrams and Samantha Saifer, husband and wife by Warranty Deed from Brent K Little and Marie Nanette Young, husband and wife, dated 07/13/2017, of record in Instrument No 20170714-0070989, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Jordan S Price and Channing Price, husband and wife by Warranty Deed from Eric Abrams and Samantha Saifer, husband and wife, dated 07/05/2023, of record in Instrument No 20230712-0053314, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 2802 Eastland Avenue, Nashville, TN 37206

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 28th day of January, 2025.

Jordan S Price

Jordan S Price

Channing Price

Channing Price

State of Kentucky
County of Laurel

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jordan S Price and Channing Price, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of January, 2025.

Notary Public:
My Commission Expires: 2-2-2027

THOMAS DEWAYNE BROWN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP64596
My Commission Expires Feb 2, 2027

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148