This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24197-AP

Karen Johnson Davidson County
Batch # 1276261 DEEDWARR
05/22/2025 09 23 17 AM 2 pgs
Fees $13 00 Taxes $2,738 00

20250522-0040264

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $740,000 00

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2025

Notary Public
My Commission Expires 1/30/29

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 30, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kirtley D Whittington JON Holdings, LLC 409A Theresa Ave Nashville, TN 37205	New Owner	161-06-0-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James D. Childs, III and Callie L. Childs, husband and wife,** hereinafter called the Grantor(s), 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 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 all of Lot No 70, Section Two, McMurray Woods, according to survey and plat of same appearing of record in Book 3300, page 17, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot

Being the same property conveyed to James D Childs III and Callie L Childs, husband and wife by Warranty Deed from Susan D Reeves, dated December 14, 2016, recorded December 16, 2016, of record in Instrument No 20161216-0132218, Register's Office for Davidson County, Tennessee

This is improved property located at **614 Woodett Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2025

GRANTOR

James D Childs, III

Callie L Childs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James D Childs, III and Callie L Childs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 21st day of May, 2025

Notary Public
My Commission expires 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026