WARRANTY DEED

File #25-265

Karen Johnson
Batch # 1291596
06/30/2025 09 53 34 AM
Fees $13 00 Taxes $2,442 00

Davidson County
DEEDWARR
2 pgs

20250630-0051164

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 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
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
Kirtley Whittington and JON Holdings, LLC	NEW OWNER	103-04-0-099 00
(NAME)	(NAME)	
409A Theresa Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Betty Payne Miller and Richard E. Miller, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirtley Whittington, a married man, and JON Holdings, LLC, a Tennessee limited liability company, as tenants in common,** HEREINAFTER CALLED THE GRANTEE, 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 Lot #5, Block 3, on the map as a part of Part of Slyvan Park of record in Book 332, Page 104, Registers office for said county

Said lot No 5 fronts 50 feet on the Southerly side of Wyoming, formerly 8th Ave, and runs back between parallel lines 160 feet to alley

Being the same property conveyed to Betty Payne Miller and Richard E Miller, wife and husband by Quitclaim Deed from Betty Payne Miller, Individually of record in Instrument No 20150422-0036082 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 22, 2015

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 4509 Wyoming 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 26 day of June, 2025

Betty Payne Miller
Betty Payne Miller

Richard E. Miller
Richard E. Miller

STATE OF KENTUCKY
COUNTY OF Madison

On this 26th day of June, 2025, before me personally appeared Betty Payne Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2025.

Notary Signature
My commission expires: 8/3/28

OFFICIAL SEAL
LAUREN UNTCH GOODHART
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm Expires 8/3/2028
Commission # KYNP10369

STATE OF KENTUCKY
COUNTY OF Madison

On this 26th day of June, 2025, before me personally appeared Richard E. Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2025.

Notary Signature
My commission expires: 8/3/28

OFFICIAL SEAL
LAUREN UNTCH GOODHART
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm Expires 8/3/2028
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RETURN RECORDED DOCUMENTS TO

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