Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible]urton Hills Blvd , Suite 100

WARRANTY DEED

File #25-394

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1350708
11/25/2025 11 25 05 AM
Fees $13 00 Taxes $2,405 00

Davidson County
DEEDWARR
2 pgs

20251125-0094039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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
Matthew Leo DeLisi and Davis Camp DeLisi	NEW OWNER	161-06-0E-001 00-CO
(NAME) 614 Woodett Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS) NEW OWNER	
(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, **Kirtley D. Whittington, a married man and JON Holdings, LLC, a Tennessee limited liability company, as tenants in common** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Leo DeLisi and Davis Camp DeLisi, husband and wife,** 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 Unit No A on the Plan of SixHundredFourteen Woodett Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20250728-0059529, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Kirtley D Whittington, a married man and JON Holdings, LLC, a Tennessee limited liability company, as tenants in common by Warranty Deed from James D Childs III and Callie L Childs, husband and wife of record in Instrument No 20250522-0040264 Register's Office for Davidson County, Tennessee

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 614 Woodett Drive, Nashville, TN 37211

(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

Witness my hand this 21st day of November, 2025

Kirtley D Whittington

JON Holdings, LLC, a Tennessee limited liability company

By _____
John O'Brien Norman, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of November, 2025, before me personally appeared Kirtley D Whittington, 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 21st day of November, 2025

Notary Signature
My commission expires 7.17.28

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of November, 2025, before me, the undersigned, a Notary Public of said County and State, personally appeared John O'Brien Norman, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of JON Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member

Witness my hand, at office, this 21st day of November, 2025

Notary Signature
My commission expires 7.17.28

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

RETURN RECORDED DOCUMENTS TO

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