WARRANTY DEED

File #25-401

Karen Johnson
Batch # 1354638
12/05/2025 02 01 55 PM

Davidson County
DEEDWARR
2 pgs

Fees $13 00 Taxes $4,458 50

20251205-0096923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,205 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

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
William J Cassidy and Stephanie Cassidy	NEW OWNER	090-16-1J-001.00-CO
(NAME)	(NAME)	
462 Four Lakes Dr.		
(ADDRESS)	(ADDRESS)	
Gibsonia, PA 15044		
(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, **JON Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William J. Cassidy and Stephanie Cassidy, 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 534A on the Plan of Fivethirtyfour Achievement Drive, a Horizontal Property Regime with private elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20241030-0083693, 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 part of the same property conveyed to Jon Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Mary A Sircy, also known as Mary Angela Springer Sircy and formerly known as Mary Angela Springer, unmarried of record in Instrument No 20240725-0056270 Register's Office for Davidson County, Tennessee, dated July 18, 2024 and recorded on July 25, 2024

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 536 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, 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 4th day of December, 2025

JON Holdings, LLC, a Tennessee limited liability company

By _____
John O'Brien Norman, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of December, 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 4th day of December, 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. 6-0-25-536