Karen Johnson
Batch # 1428177
06/05/2026 10:34:04 AM
Fees: $28.00 Taxes: $4,865.50
Davidson County
DEEDWARRSP
5 pgs
20260605-0050830

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF ANDREW GIBSON
19 Town Center Loop, Suite 4B
Santa Rosa Beach, FL 32459

STATE OF FLORIDA
COUNTY OF WALTON

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

The actual consideration or value, whichever is greater, for this transfer is $1,315,000.00.

Affiant

Subscribed and sworn to before me this 3 day of June, 2026.

Notary Public
My Commission Expires: 1/30/29

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
JON Holdings, LLC and Kirtley D. Whittington 4507 Nevada Ave. Nashville, TN 37209	New Owner	Map 103-4 Parcels 012 and 495

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Andrew B. Gibson, Jr. and wife Patricia G. Gibson ("GRANTOR"), have bargained and sold, and by these presents does hereby transfer and convey unto: JON Holdings, LLC, a Tennessee limited liability company and Kirtley D. Whittington, as Tenants in Common, each owning a one-half (1/2) undivided interest ("GRANTEE"), that certain tract or parcel of land located in Davidson County, Tennessee, as described as follows:

SEE EXHIBIT A, attached hereto and incorporated herein

This is improved property known as 4410 Idaho Avenue, Nashville, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically of record in the Register's Office of Davidson County, Tennessee and are incorporated herein by this reference. 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, its successors and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth in Exhibit B attached hereto.

GRANTOR does further covenant and binds themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims by, through or under the GRANTOR, only.

WITNESS its hand this 2nd day of June, 2026.

GRANTOR:

Andrew B. Gibson, Jr.

Patricia G. Gibson

STATE OF FLORIDA
COUNTY OF WALTON

Before me, the undersigned, of the state and county aforesaid, personally appeared Mark Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the within bargainor, and that he executed the foregoing instrument for the purposes therein contained, including executing the instrument in his capacity as the Executor of the Richard A. Pratt Estate.

Witness my hand and official seal this 2nd day of June, 2026.

Notary Public
My Commission Expires: 12-12-2027

NOTARY PUBLIC STATE OF FLORIDA
GAVEN G. MCQUEEN
MY COMMISSION # HH 433183
EXPIRES: December 12, 2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 and Lot No. 2, on the Plan of Final Plat Re-Subdivision of Lot #311 and the Westerly 39 feet of Lot #309 of Block 16 on the Plat of Charlotte Park's Company's First Addition, of record on Plat in Instrument No. 20260528-0048292, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew B. Pratt and wife Ihla G. Pratt by Deed from Joseph R. Pratt an unmarried man dated September 30, 1942, in Book 4896, Page 162, Register's Office of Davidson County, Tennessee.

Andrew B. Pratt having become deceased before Ihla G. Pratt and Ihla G. Pratt having become deceased on or about December 4, 2002 and her Will probated in the Probate Court of Davidson County, Tennessee under Docket No. 03P-27.

Being the same property conveyed to Richard Andrew Pratt and Thelma Carolyn Pratt, as joint tenants with right of survivorship by Quitclaim Deed from Ihla Lorene Thompson and Helen Louise Coggin, devisees under the Last Will and Testament of Ihla G. Pratt, aka Ihla Uree Pratt dated July 20, 2004 and recorded July 21, 2004 in Instrument No.20040721-0087539, Register's Office of Davidson County, Tennessee.

Thelma Carolyn Pratt, aka Thelma C. Pratt, having become deceased on or about December 19, 2014 leaving Richard Andrew Pratt, the sole surviving tenant of the joint tenancy and the Estate of Thelma Carolyn Pratt was probated under Docket No. 15P-140 in the Seventh Circuit Court of Davidson County Tennessee (Probate Division).

Being the same property conveyed to Richard Andrew Pratt by Quit Claim Deed from Charles Sutton Brandon, in his capacity as Executor of the Estate of Thelma C. Pratt and individually, dated July 16, 2015 and recorded on July 20, 2015 in Instrument No. 20150720-0070398, Register's Office of Davidson County, Tennessee.

Richard A. Pratt became deceased on or about February 20, 2020 and his Last Will and Testament was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P-400.

Being the same property conveyed to Mark Lambert, subject to a life estate to Charles S. Brandon by Quitclaim Deed from Mark Lambert as Executor of the Estate of Richard A. Pratt, dated August 3, 2020 and recorded August 4, 2020 in Instrument No. 20200804-0086183, Register's Office of Davidson County, Tennessee and by Quitclaim from Timothy Tomes dated August 20, 2020 in Instrument No. 20200821-0094492, Register's Office of Davidson County, Tennessee.

Mark Lambert having become deceased on or about January 29, 2022 and his Last Will and Testament, was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 22P-409.

EXHIBIT A CONTINUED

Being the same property conveyed to Andrew B. Gibson, Jr. subject to a life estate of Charles S. Brandon, by Executor Deed from Leslie M. Riley as Executor of the Estate of Mark Charles

Lambert, dated June 9, 2022 and recorded on June 21, 2022 in Instrument Number 20220621-0070165 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew B. Gibson, Jr. and wife Patricia G. Gibson, subject to the life estate of Charles S. Brandon, by Quit Claim Deed from Andrew B. Gibson, Jr. dated March 27, 2023 and recorded March 29, 2023 in Instrument Number 20230329-0022788 Register's Office for Davidson County, Tennessee.

The said Charles S. Brandon, aka Charles Sutton Brandon, having died on December 5, 2025 thereby terminating the life estate described herein.

EXHIBIT B

1. Subject to the Plan of Record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

2. Subject to the Plat of record in Instrument No. 20260528-0048292, Register's Office for Davidson County, Tennessee.

3. Subject to an Easement of record in Book 6445, Page 100, Register's Office for Davidson County, Tennessee.

4. Subject to the real estate taxes for 2026, which are not yet due or payable, and have been assumed by the Grantee.