# WARRANTY DEED

File #26-227

Karen Johnson
Batch # 1435739
06/18/2026 09:48:01 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20260618-0055322

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2026

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 |
|---|---|---|
| JON Holdings, LLC | NEW OWNER | 102-14-0-053.00 |
| (NAME) | (NAME) | |
| 4507 Nevada Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, I, **Oscar Crom Tidwell IV, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON Holdings, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 No. 88 on the Plan of Crest Meade, Section II, of record in Plat Book 2331, Pages 151 and 152, in the Register's Office for Davidson County, Tennessee.

Said Lot 88 fronts 141 feet on the West side of Shiloh Drive and runs back between lines 151.3 feet on the North line and 150 feet on the South line to a dead line in the rear on which it measures 141.5 feet.

Being the same property conveyed to Oscar Crom Tidwell IV, unmarried man by Warranty Deed from Tyler Ortiz and Kathryn Ortiz formerly known as Kathryn Lemay, husband and wife of record in Instrument No. 20230222-0012620 Register's Office for Davidson County, Tennessee. Oscar Crom Tidwell IV is also known as Oscar Cromwell Tidwell IV.

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 1205 Shiloh Drive, Nashville, TN 37205

(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, its successors 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 17th day of June, 2026.

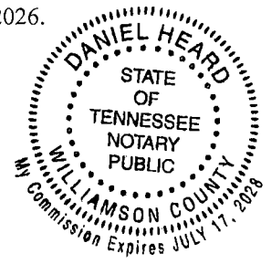
Oscar Crom Tidwell IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of June, 2026, before me personally appeared Oscar Crom Tidwell IV, 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 15th day of June, 2026.

Notary Signature
My commission expires: 7.17.28




RETURN RECORDED DOCUMENTS TO:

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