WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF NOVEMBER, 2021. NOTARY PUBLIC MY COMMISSION EXPIRES 6-23-25

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2515LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Able Builders, Inc.		060 16 0 290.00
2804 Oakwood Avenue	← Same	
Nashville, TN 37207		

FOR AND IN 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,

SCOTT D. REVEY AND JESSICA E. MEYER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABLE BUILDERS, INC

HEREINAFTER CALLED THE GRANTEES, 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 No. 2 on the Final Plat of Resubdivision of Parcel "A", Resubdivision Reserve Parcel "A", Section 1, Shepardwood Subdivision and Resubdivision of Reserve Parcel "B", Resubdivision of Reserve Parcel "A" of Jones Park Estates, of record in Instrument No. 20210811-0108476, 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 Scott Revey and wife, Jessica Meyer by Warranty Deed from Invent Communities, Inc., a Tennessee Corporation, dated November 20, 2017 and recorded November 22, 2017 in Instrument No. 20171122-0120109, Register's Office for Davidson County, Tennessee **and** BEING part of the same property conveyed to Scott D. Revey and Jessica E. Meyer, husband and wife, by Warranty Deed from Laura Hill f/k/a Laura B. Minor and Dwan Hill, wife and husband, dated November 17, 2017 and recorded November 21, 2017 in Instrument No. 20171121-0119407, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Jessica E. Meyer pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20211105-0148142, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Scott D. Revey and pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20211105-0148141, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Parcel "A" Resubdivision Reserve Parcel "A", Section 1, Shepardwood Subdivision and Resubdivision of Reserve Parcel "B" Resubdivision of Reserve Parcel "A" of Jones Park Estates, as recorded in Plat Instrument No. 20210811-0108476.

Karen Johnson Davidson County
Batch# 750703 **DEEDWARR**
11/08/2021 11:38:38 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20211108-0148843

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4361, Page 11.

5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6405, Page 190.

7. Easement recorded in Book 6850, Page 366 and Book 6850, Page 414.

This is Improved property known as 0 Oakwood Avenue, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 5th day of November, 2021.

Jessica E. Meyer by Jim R. Vanderpool, Attorney in fact

Scott D. Revey by Jim R. Vanderpool, Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On the 5th day of November, 2021, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Jessica E Meyer and Scott D. Revey for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Jessica E Meyer and Scott D. Revey.

Witness my hand and official seal at Franklin city TN state, this 5th day of November 2021 ~~202~~1.

Notary Public

My Commission Expires: 6/14/2023

KEVIN J. KEGARISE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY