Karen Johnson Davidson County
Batch # 1127972 DEEDWARR
04/29/2024 08:31:06 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20240429-0030644

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $125,000.00 Affiant Subscribed and sworn to before me This 15 day of April 2024. Notary Public My Commission Expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Able Builders, Inc. **9475 Chesapeake Dr.** **Brentwood, TN 37027**	New Owner	071 05 0 137.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Gail Kidd and Netti J Kidd,** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Able Builders Inc.**, (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Whites Creek, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot number 246 on the Plan of Brooklyn Heights, as record in book 332, page 140, Register's Office for said County. Said Lot No. 246 fronts 40 feet on the south side of Meade Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Gail Kidd and Netti J. Kidd by Executor's Deed from Gail Kidd, Executrix of the Estate of Odessa Kidd dated April 11, 2018 of record as Instrument No. 20180821-0082848, Register's Office for Davidson County, Tennessee

This is improved property known as 516 Meade Avenue, Nashville, Tennessee 37207.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2024 and subsequent years, a lien not yet due and payable. Map and Parcel 071 05 0 137.00
2. Subject to all matters on Plat Book 332, page 140, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of April 2024.

Grantor:

Gail Kidd

Gail Kidd

Netti J Kidd

Netti J Kidd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Gail Kidd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 15th day of April 2024.

Notary Public

My Commission Expires: _____

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **NettieJ Kidd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 15th day of April 2024.

Notary Public

My Commission Expires: _____

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025