Karen Johnson
Batch # 1232878
02/03/2025 10 01 06 AM
Fees $13 00 Taxes $2,497 50

Davidson County
DEEDWARR
2 pgs

20250203-0007849

WARRANTY DEED

File No 2024-0575

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

Affiant

Subscribed and sworn to before me on JANUARY 30, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL NO
Ashley E Dostie 516 Meade Avenue Nashville, TN 37207	NBKC Bank 8320 Ward Parkway Kansas City, MO 64114	071-05-0-137 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ABLE BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ASHLEY E. DOSTIE, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 246, on the Plan of Brooklyn Heights (E C Scruggs Subdivision of Lots No 18, 19, 20, 21, 29, 11 & 12 in Brooklyn Heights) of record in Plat Book 332, Page 140, 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 the same property conveyed to ABLE BUILDERS INC , by deed from GAIL KIDD AND NETTI J KIDD, of record in Instrument No 20240429-0030644, dated April 15, 2024, said Register's Office

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any
2 Easements, setback lines, and all other matters as set forth on the above plan of record.
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 516 Meade 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on January 30, 2025

Grantor:

Able Builders, Inc., a Tennessee corporation

BY: _____

Hossein Moradipour
Authorized Signor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Hossein Moradipour, Authorized Signor for Able Builders, Inc , the within named bargainor, a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation as such Authorized Signor

Witness my hand, at office, this 30th day of January, 2025

_____
Notary Public

My Commission expires My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY