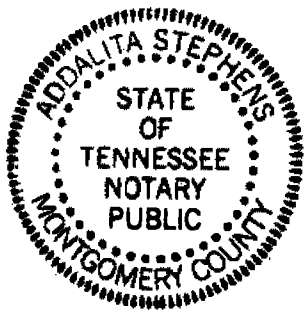
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283.333.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/18/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Able Builders. LLC, a Tennessee limited liability company	New owners	
(NAME) 1709 & 1711 14th ave N	(NAME)	081 11 0 336.00 081 11 0 337.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, WE, **CURB APPEAL DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABLE BUILDERS. LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract I-

Land being located in Davidson County, Tennessee being described as follows:

Being the middle part of Lot Number 281 in DT MCGAVOCK AND OTHERS ADDITION, a plan of which is of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said middle part of Lot Number 281 begins 33 1/3 feet North of the Southeast corner of said lot on the Westerly side of 14th Avenue North, formerly Alberta Avenue, and runs thence Northerly with said Avenue, 33 1/3 feet and extends back Westwardly between parallel lines 170 feet to an alley in the rear.

Tract 2-

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the North 33-1/3 feet of Lot No. 281 on the DT MCGAVOCK AND OTHERS ADDITION, as of record in Plat Book 21, Page 41, Register's Office for said County.

Said part of said lot fronts 33- 1/3 feet on the Westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Karen Johnson Davidson County
Batch# 1322915 DEEDWARR
09/16/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,048.33
20250916-0073935

MO2025-1162

Being the same property conveyed to Curb Appeal Developments, LLC, a Tennessee limited liability company, by Warranty Deed from C & D Rental Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200901-0099126, in the Register's Office of Davidson County, Tennessee, dated August 28, 2020, and recorded on September 01, 2020. The Grantee was inadvertently named Curb Appeal Developments, LLC. The actual name is Curb Appeal Development, LLC and it is one and the same entity.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1709 -1711 14th Ave N., Nashville, TN 37208
(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, 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 this 12th day of September, 2025

CURB APPEAL DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Curb Appeal Development, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such an Authorized agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized agent.

Witness my hand and official seal this 12th day of September, 2025.

Commission expires:



_____
Notary Public

MO2025-1162

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9|12|2025.

Affiant Signature – Joshua A. Terry

9|16|2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9|16|2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27