**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-4471

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of September, 2025

Notary Public

Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

Karen Johnson Davidson County
Batch# 1323844 DEEDWARR
09/18/2025 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20250918-0074406

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jocelyn Schreiner and Josh Upton<br>518 Meade Avenue<br>Nashville, TN 37207 | Steadfast Mortgage<br>408 Hwy 76<br>White House TN 37188 | 071 05 0 136.00 |

# WARRANTY DEED

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, I/WE,

**Able Builders, Inc, a Tennessee Corporation**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Josh Upton, an unmarried man, and Jocelyn Schreiner, an unmarried woman, as joint tenants with right of survivorship,**

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. 245 on Plan of BROOKLYN HEIGHTS, as of record in Plat Book 332, Page 140, Register's Office for said county. Said Lot No. 245 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 Able Builders Inc., by Warranty Deed from Gail Kidd, Nettie J. Kidd, Vanessa M. Kidd, and Darlene B. Jordan, of record in Instrument No. 20240429-0030649, in the Register's Office of Davidson County, Tennessee, dated April 15, 2024 and recorded on April 29, 2024.

Being the same property conveyed to Willie Mai Hill, by Deed from Silas Kidd, Trustee, of record in Book 2860, Page 105, in the Register's Office of Davidson County, Tennessee, dated December 29, 1958 and recorded on December 29, 1958. Willie Mai Hill a/k/a Willie Mai Ewin having since died on June 23, 2005 and under item IV of the Last Will and Testament of Willie Mae Ewin, deceased, of record in Probate File 07P846, Probate Court Clerk's Office for Davidson County, Tennessee, and recorded in Instrument No. 20071211-0142996, Register of Deeds Office for Davidson County, Tennessee, property was devised to Gail R. Kidd, Nettie J. Kidd, Darlene B. Jordan, and Vanessa M. Kidd. By item 7 under Order of Probate recorded in Instrument No. 20071211-0142997, Register of Deeds Office for Davidson County, Tennessee, property vested in Gail R. Kidd, Nettie J. Kidd, Darlene B. Jordan, and Vanessa M. Kidd, as muniment of title.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 518 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 16th day of September, 2025.

Able Builders, Inc, a Tennessee Corporation

By: _____
Hossein Moradipour, Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Olga Lopez of the state and county mentioned, personally appeared Hossein Moradipour, Owner of Able Builders, Inc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of Able Builders, Inc, the within named bargainor, a Corporation, and that such Hossein Moradipour, Owner of Able Builders, Inc as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Owner.

Witness my hand and seal, at office in Brentwood, TN this 16th day of September, 2025.

Olga Lopez
Notary Signature

Printed Name: Olga Lopez

My commission expires: 4/4/2028

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

**True Copy Certification**

I, **Denise Woods,** 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 this the 16 day of September, 2025.

Denise Woods
Affiant Signature
Date 9/16/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

