Karen Johnson Davidson County
Batch# 1348158 DEEDWARR
11/20/2025 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $471.75
20251120-0092516

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-25-5606

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of November, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Able Builders, Inc. 9475 Chesapeake Drive Brentwood, TN 37027	New Owner	081-11-0-291

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,

Tevin Dewees, an unmarried man,

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

Able Builders, Inc., a Tennessee Corporation

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 the south 33 1/3 feet of Lot No. 340 on the map of D.T. McGavock and Others (previously described erroneously as O.T. McGavock and Others) of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Deed from Charles E. Craddock and wife, Bertha A. Craddock to Gilmore Bronough, of record in Book 1315 Page 234 in Davidson County, Tennessee Register of Deeds, dated Fedbruary 01, 1945 and recorded February 08, 1945.

BEING the same property conveyed by Decree Confirming Sale from Clerk and Master, Davidson County, Tennessee to James Brown and Lisa Brown, of record in Book 11107 Page 358 in Davidson County, Tennessee Register of Deeds, dated August 04, 1998 and recorded September 10, 1998.

BEING a portion of the same property conveyed by Quit Claim Deed from James Brown a/k/a James L. Brown, unmarried to Lisa B. Brown, unmarried, of record in Instrument No. 20120705-0059073 in Davidson County, Tennessee Register of Deeds, dated June 28, 2012 and recorded July 05, 2012.

BEING the same property conveyed by Quit Claim Deed from Lisa B. Brown, unmarried to Tevin Dewees, of record in Instrument No. 20250205-0008895 in Davidson County, Tennessee Register of Deeds, dated February 03, 2025 and recorded February 05, 2025.

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: 1611 16th Ave N, Nashville, TN 37208

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 18th day of November, 2025.

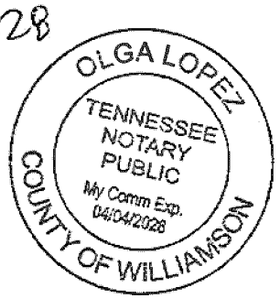
Tevin Dewees

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of November, 2025, before me personally appeared Tevin Dewees, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2025.

Notary Signature
My commission expires: 4/4/2028



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 11/18/2025.

Affiant Signature – Joshua A. Terry

11/19/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/19/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27