Karen Johnson Davidson County
Batch# 1361226 DEEDWARR
12/23/2025 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.13
20251223-0102111

WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $414,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/19/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-22-29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 9660-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ryan Paulaitis	**Acopia LLC**	150-03-0-334.00
809 Dresden Court	306 Northcreek Boulevard, 201	
Antioch, TN 37013	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Dived Labib, a single man, Abram Agaiby, a single man and Kevin Kaldess, as single man, as tenants in common

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Paulaitis, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 348, on the Plan of The Country, Section 8 Revised, in Book 6250, Page 907 and 908, and Revised in Plat Book 6250, Pages 912-913, Register's Office of Davidson County, Tennessee.

Said Lot No. 348 fronts 128.15 feet on the southeasterly margin of Dresden Court and extends back 133.38 feet on the northwesterly line and 125.69 feet on the southerly line to a broken line in the rear measuring 31.41 feet thereon.

Being the same property conveyed to Herbert F. Schneider and wife, Eileen C. Schneider by Warranty Deed from Randall Phillips Builders Inc., dated September 29, 1986 and recorded September 30, 1986 in Book 6995, Page 280, Register's Office of Davidson County, Tennessee.

The said Eileen C. Schneider aka Eileen C. Schneider, having since died on or about February 9, 2025. leaving Herbert F. Schneider on title as surviving tenant by the entirety.

Being the same property conveyed to Dived Labib, unmarried, Kevin Kaldess, unmarried and Abram Agaiby, unmarried, as tenants in common by Warranty Deed from Herbert F. Schneider, a widower of record in Instrument No. 20250922-0075446 Register's Office for Davidson County, Tennessee, dated September 19, 2025 and recorded on September 22, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 809 Dresden Court Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 19, 2025

Dived Labib

Abram Agaiby

Kevin Kaldess

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dived Labib, Abram Agaiby, and Kevin Kaldess, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 19, 2025.

Notary Public

My Commission Expires: 9-16-2029

LYNAE WILDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 9660-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 19, 2025.

J. Carlton Drumwright

December 19, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 19, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY