THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE TN COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **499,900.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2021 Notary Public MY COMMISSION EXPIRES: 3/15/25 (AFFIX SEAL)

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jasmine Valentine	New Owner	
1411 Clay Street		081-07-0-284.00
Nashville, TN 37208		
(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, **Assurance Restoration & Roofing, Inc., a Tennessee corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jasmine Valentine**

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 Unit No. 1411 on the Plan of 1409 and 1411 Clay Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200316-0028684, 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 a portion of the same property conveyed to Assurance Restoration & Roofing, Inc., a Tennessee corporation by Warranty deed from Diane Patricia Clark, Hattie Mae Derrick, Odell Clark, Jr., Johnny Ray Clark, Jeffery Fernando Clark and Nellie B. Bennett of record in Instrument No. 20191231-0135012 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1411 Clay Street, Nashville, TN 37208.**

Karen Johnson Davidson County
Batch# 625252 DEEDWARR
04/29/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20210429-0057280

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 the 20th day of April, 2021.

Assurance Restoration & Roofing, Inc.

BY: Frank M Vukelich

ITS: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Frank M. Vukelich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Assurance Restoration & Roofing, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 20th day of April, 2021.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021