THIS INSTRUMENT WAS PREPARED BY
Return to:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-12303-BW

Karen Johnson Davidson County
Batch# 777298 DEEDWARR
12/21/2021 11:37:57 AM 8 pgs
Fees: $43.00 Taxes: $851.00

20211221-0168428

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00.

Frank Valentich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Assurance Restoration and Roofing, Inc.		
607 Woodett Drive	New Owner	081-07-0-305.00
Nashvile, TN 37211		
(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, **Nathaniel Wade Chambers and Patricia Mae Minter Howse and William Leroy Minter and Rosalyn Anita Minter and Debra Annette Minter Hudson and Sandra Faye Minter and Angela Darlene Minter and Norman McClain and Charles Jonathan Chambers, Jr and Carlos Julius Chambers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Assurance Restoration and Roofing, 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:

Being Lot No. 14 on the Map of W.S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, Page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the Westerly side of 14th Avenue North, formerly Alberta Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Norman D. Minter and wife, Noma Minter, by Warranty Deed from Naoma Reasoner and husband, Robert L. Reasoner, of record in Book 3703, Page 543, Register's Office for Davidson County, Tennessee, dated March 10, 1964 and recorded on March 16, 1964.

Said Norman D. Minter became deceased on December 4, 1994, vesting Noma Minter as surviving tenant. Said Noma Minter died intestate on April 17, 2009. See Affidavit of Heirship recorded on November 05, 2018 in Instrument Number 20181105-0109394, said Register's office, and Scrivener's Affidavit record on November 30, 2018 in Instrument Number 20181130-0116946, said Register's office.

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 **1815 14th Avenue 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 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 ~~our~~ hands this the 17 day of December, 2021.

Nathaniel Wade Chambers

Sandra Faye Minter

Patricia Mae Minter Howse

Angela Darlene Minter

William Leroy Minter

Norman McClain

Rosalyn Anita Minter

Charles Jonathan Chambers, Jr

Debra Annette Minter Hudson

Carlos Julius Chambers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nathaniel Wade Chambers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of December, 2021.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County and~~ State, the within named **Patricia Mae Minter Howse** the bargainor, with whom I am ~~personally~~ acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, ~~and~~ who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ___ day of _____, 2021.

My Commission expires: _____

Notary Public

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 our hands this the 16 day of December, 2021.

Nathaniel Wade Chambers

Sandra Faye Minter

Patricia Mae Minter Howse

Angela Darlene Minter

William Leroy Minter

Norman McClain

Rosalyn Anita Minter

Charles Jonathan Chambers, Jr

Debra Annette Minter Hudson

Carlos Julius Chambers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nathaniel Wade Chambers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ___ day of _____, 2021.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Mae Minter Howse** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of December, 2021.

ANITA EDMONDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 9-2-2024

Notary Public

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 our hands this the 17 day of December, 2021.

Nathaniel Wade Chambers

Sandra Faye Minter

Patricia Mae Minter Howse

Angela Darlene Minter

William Leroy Minter

Norman McClain

Rosalyn Anita Minter

Rosalyn Anita Minter

Charles Jonathan Chambers, Jr

Debra Annette Minter Hudson

Carlos Julius Chambers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nathaniel Wade Chambers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within-named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of December, 2021.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Mae Minter Howse** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ___ day of _____, 2021.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Leroy Minter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ___ day of _____, 2021.

My Commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosalyn Anita Minter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of December, 2021.

My Commission expires: Jan. 3, 2023

Anita Hunter
Notary Public

ANITA HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Debra Annette Minter Hudson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ___ day of _____, 2021.

My Commission expires: _____

_____
Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Faye Minter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ___ day of _____, 2021.

My Commission expires: _____

_____
Notary Public

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 our hands this the 13 day of December, 2021.

Nathaniel Wade Chambers

Sandra Faye Minter

Patricia Mae Minter Howse

Angela Darlene Minter

William Leroy Minter

Norman McClain

Rosalyn Anita Minter

Charles Jonathan Chambers, Jr

Debra Annette Minter Hudson

Carlos Julius Chambers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nathaniel Wade Chambers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ___ day of _____, 2021.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Mae Minter Howse** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ___ day of _____, 2021.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Leroy Minter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of December, 2021.

My Commission expires: 9/4/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosalyn Anita Minter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ___ day of _____, 2021.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Debra Annette Minter Hudson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of December, 2021.

My Commission expires: 9/4/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF NC
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Faye Minter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of December, 2021.

My Commission expires: 01/31/2022

Ryan Sickle
Notary Public
Mecklenburg County, NC
Comm. Exp. Jan. 31, 2022

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela Darlene Minter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of December, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF South Carolina
COUNTY OF Dorchester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Norman McClain** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of December, 2021.

My Commission expires: 6 Aug 2031

Notary Public

MARCUS PEARSON NOTARY PUBLIC STATE of SOUTH CAROLINA My Commission Expires Aug. 6, 2031

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Jonathan Chambers, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of December, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carlos Julius Chambers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of December, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY