THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13972-BW	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 899,990.00. Michelle Pepper Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 2023 Jill Swicegood Notary Public MY COMMISSION EXPIRES: 6/22/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1010925 DEEDWARR
06/02/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,329.96
20230602-0042031

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Andrew Birkmeyer	New Owner	
1815 A 14th Avenue	New Owner	081070H00100CO
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 **Kyle Andrew Birkmeyer, unmarried**

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of 1815 A & B 14th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1815 A & B 14th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20220422-0046869, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Assurance Restoration and Roofing, Inc., a Tennessee corporation by Warranty Deed from 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 of record as Instrument Number 20211221-0168428, Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on December 21, 2021.

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 improved property known as **1815 A 14th Avenue, 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 1st day of June, 2023.

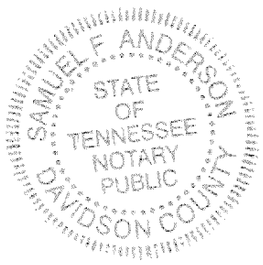
Assurance Restoration & Roofing, Inc., a Tennessee corporation

BY: Frank Vukelich President
Frank M. Vukelich, Sole Shareholder and President

STATE OF TENNESSEEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank M. Vukelich, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Shareholder and President of Assurance Restoration & Roofing, Inc., the within named bargainor, and that he as such Sole Member and President executed the foregoing instrument for the purpose therein contained by personally signing the name of Assurance Restoration & Roofing, Inc. as Sole Shareholder and President.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of June, 2023.



NOTARY PUBLIC
My Commission Expires: 9/2/24

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/1/23 (date of document).

Affiant Signature

6/2/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON