Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $211,750.00.

Affiant

File Number: 24020099

AMBER L. WHISNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 21st day of March, 2024.

Notary Public
My Commission Expires: 6-22-26

Karen Johnson Davidson County
Batch# 1113975 DEEDWARR
03/22/2024 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $783.48
20240322-0019996

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Assurance Restoration & Roofing Inc.	New Owner	081-07-0-241.00
1922 16th Ave. N.	607 Woodlett Dr.	
Nashville, TN 37208	Nashville, TN 37211	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James L. Brown, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Assurance Restoration & Roofing Inc., with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot 58 and part of Lot 59, on the plan of W. M. Butler's Subdivision, as of record in Book 57, Page 98, Register's Office of Davidson County, Tennessee. Said Lot 58 and part of Lot 59 front together 50 feet on the easterly side of 16th Avenue North, formerly Butler Street, and extend back between parallel lines 140.6 feet to an alley.
Being a part of the same property conveyed to Melvin O. Nixon and wife, Ernestine D. Nixon by Warranty Deed from Clay W. Milliken and wife, Ruby Coggins Milliken, dated September 22, 1967 and recorded October 4, 1977 in Book 4177, Page 636, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, by Decree Confirming Sale in Book 5413, Page 582, recorded April 3, 1979, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Willie J. Parham by Quitclaim Deed from Metropolitan Government of Nashville and Davidson County dated August 5, 1992 and recorded August 25, 1992 in Book 8710, Page 188, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lewis Brown by Decree Confirming Sale in Instrument No. 20001213-0122781, recorded December 13, 2000, in the Register's Office of Davidson County, Tennessee. Lewis Brown and James L. Brown are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ___improved _X__unimproved property known as 1922 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of March, 2024.

James L. Brown
James L Brown

Mark S Moore conservator
By Mark S. Moore, Conservator

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark S. Moore, appointed Conservator for James L Brown in Case No 75PR1-2022-CV-167 CSV in Rutherford County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained by signing his name as Conservator.

Witness my hand and official seal at Murfreesboro, TN, this 21st day of March, 2024.

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 8·19·24

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 21, 2024 (date of document).

Amber Whisner
Affiant Signature

March 22, 2024
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of March, 2024

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

