THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-17261-BW

Karen Johnson Davidson County
Batch# 1346533 DEEDWARR
11/14/2025 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20251114-0091166

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22 2029

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebony Lincoln		
1922 A 16th Ave N	**New Owner**	081-07-3E-001.00-CO
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 Development, Inc., (fka Assurance Restoration & Roofing, Inc.)**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ebony Lincoln, a Single Woman**

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. 1922A on the Plan of 1922 A and B 16th Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240920-0073160, 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 Melvin O. Nixon and wife, Ernestine D. Nixon by Warranty deed from Clay W. Milliken and wife, Ruby Coggins Milliken of record in Book 4177, page 636, Register's Office for Davidson County, Tennessee, dated September 22, 1967 and recorded on October 04, 1967.

Being a portion of the same property conveyed to The Metropolitan Government of Nashville and Davidson County by Final Decree Confirming Sale from Raymond L. Barrett, Clerk and Master of record in Book 5413, page 582, Register's Office for Davidson County, Tennessee, dated March 05, 1979 and recorded on April 03, 1979.

Being a portion of the same property conveyed to Willie J. Parham by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County of record in Book 8710, page 118, Register's Office for Davidson County, Tennessee, dated August 05, 1992 and recorded on August 25, 1992.

Being a portion of the same property conveyed to Lewis Brown by Final Decree Confirming Sale from Claudia C. Bonnyman of record in Instrument No. 20001213-0122781 Register's Office for Davidson County, Tennessee, dated November 20, 2000 and recorded on December 13, 2000.

Being a portion of the same property conveyed to Assurance Restoration and Roofing, Inc., with rights of survivorship by Warranty Deed from James L. Brown of record in Instrument No. 20240322-0019996 Register's Office for Davidson County, Tennessee, dated March 21, 2024 and recorded on March 22, 2024.

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 **1922 A 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 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 November, 2025.

Assurance Development, Inc.

BY: Frank M Vukelich President
Frank M. Vukelich, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me,the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank M. Vukelich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Assurance Development, Inc., the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Assurance Development, Inc., by himself as President.

Witness my hand and official seal this the 13 day of November, 2025.

My Commission expires: 7/23/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11/13/2025 (date of document).

Jennifer L Pennell

11/13/2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 11/13, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

