THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

PREPARED BY: RETURN TO:
P25-17358-BW
BANKERS TITLE & ESCROW CO
5107 MARYLAND WAY, SUITE 207
BRENTWOOD, TN 37027

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1366844
01/07/2026 11:32:15 AM
Fees: $13.00 Taxes: $999.00

Davidson County
DEEDWARR
2 pgs

20260107-0001382

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00.

X Frank Vukelich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2026

Notary Public

MY COMMISSION EXPIRES: 7/3/28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank M. Vukelich		
607 Woodett Drive	New Owner	161-06-0-037-00
Nashville, 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, **Lucia Ann Ashworth**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank M. Vukelich**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL GRANTORS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 55 on the plan of McMurray Woods, Section 2, as of record in Book 3300, Page 17, Register's Office of Davidson County, Tennessee.

Said Lot No. 55 fronts 131.37 feet on the southerly side of Woodett Road and extends back between lines, 351.8 feet on the easterly line and 331 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 140 feet thereon.

Being the same property conveyed to John Vukelich and wife, Jane Vukelich by deed filed of record in Book 4205, page 38, Register's Office of Davidson County, Tennessee. John Vulelich predeceased Jane Vukelich which left Jane Vukelich as the sole owner of said property. Jane Vukelich died on November 23, 2021 and her Will was admitted to Probate in Davidson County, Tennessee for Muniment of Title as Evidenced by the Agreed Order Granting Probate of Will as Muniment of Title Only of record in Instrument Number 20250630-0051483 and the Will of record in Instrument number 20250630-0051484 in the Register' Office for Davidson County, Tennessee which vested said real property in Lucia Ann Ashworth and Frank M. Vukelich.

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 **607 Woodett Drive, Nashville, TN 37211**

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 6 day of January, 2026.

Lucia Ann Ashworth

Lucia Ann Ashworth

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 **Lucia Ann Ashworth,** 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 6 day of January, 2026.

My Commission expires: 7/3/26

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY