Karen Johnson Davidson County
Batch # 1381820 DEEDQC
02/17/2026 12:25:22 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20260217-0012402

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Assurance Development, Inc. 607 Woodett Dr Nashville TN 37211	Same	08112000300

Know all men by these Presents that Frank Vukelich, unmarried (the "Grantor"), for and in consideration of the sum of One and 00/100 ($1.00) Dollar, cash in hand and paid, the receipt of which is hereby acknowledged, has bargained and sold and hereby transfers, conveys, remises, releases and forever quitclaims unto Assurance Development Inc. (the "Grantee") all of his right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee being all of Lot No. 308, on the plan of McGavock's Town North Nashville, of record in Plat Book 21, page 23, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Frank Vukelich, unmarried by Warranty Deed from Michael Tharrett of record in Instrument number 20160107-0001545, Register's Office for Davidson County, Tennessee, dated January 5, 2016 and recorded January 7, 2016.

This is improved property known as 1704 Arthur Avenue, Nashville, TN 37208.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

WITNESS my hand this 16th day of February 2026.

GRANTOR:

Frank Vukelich

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, personally appeared Frank Vukelich to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal this the 16th day of February 2026.

Notary Public

My commission expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February 2026.

NOTARY PUBLIC

My Commission Expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY