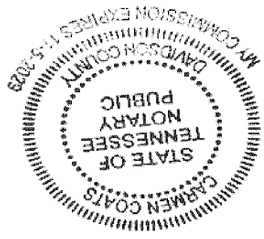
Karen Johnson Davidson County
Batch# 1443000 DEEDWARR
07/07/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260707-0061192

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 1st day of July, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles Floyd Spurlock III and Samuel Asa Esch	Shelter Lending Services, LLC	083-13-0-082.00
322 South 11th Street	1245 Cheyenne Avenue #304B/304C	
Nashville, TN 37206	Grafton, WI 53024	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VMB AGENCY MANAGEMENT INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES FLOYD SPURLOCK III, AN UNMARRIED MAN, AND SAMUEL ASA ESCH, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot 14, of Hanner's Subdivision in East Nashville, a plat of which is of record in Plan Book 2, Page 43, Chancery Court for Davidson County, Tennessee.

Said lots fronts 50 feet on the Westerly side of Eleventh Street, formerly Smith Avenue, and extends back between parallel lines 200 feet, more or less to an alley.

Being the same property conveyed to Valinda Burks by Warranty Deed from Aaron Chamberlain, A Married Man of record in Book 11631, Page 773, Register's Office for Davidson County, Tennessee, dated August 13, 1999 and recorded on August 24, 1999.

Being the same property conveyed to Jewel Burks, a single woman by Warranty Deed from Valinda Burks, a single woman of record in Instrument No. 20200108-0002582 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on January 08, 2020.

Being the same property conveyed to VMB Agency Management by Quit Claim Deed from Jewel Burks, a single woman of record in Instrument No. 20210902-0118497 Register's Office for Davidson County, Tennessee, dated September 02, 2021 and recorded on September 02, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 322 South 11th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2026.

VMB Agency Management Inc., a Tennessee corporation

By: Valinda M. Burks
Valinda M. Burks, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Valinda M. Burks, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of VMB Agency Management Inc., a Tennessee corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2026.

Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 1. 2026

Affiant Signature

6th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of Julv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

