Karen Johnson Davidson County
Batch# 397466 DEEDWARR
05/08/2020 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $621.60
20200508-0048125

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$168,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203022	Affiant Sworn to and subscribed before me this 30th day of April, 2020 Notary Public My Commission Expires: 5/15/2021
After Recording Return To The Above.	

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2020, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

ACE HOMES TN, LLC

including all heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real estate in Davidson County, Tennessee, being the northwest part of Lot No. 395 on the Map of D. T. McGavock and Others Addition to the Town of Nashville, as of record in Book 21, Page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of 18th Avenue North, as now located, and runs back between parallel lines 110 feet to a dead line.

Being the same property conveyed to William F. Clark, Jr. and wife, Yvonne Young Clark by Warranty Deed from Edward Shoffner, Jr. and wife, Mary Ruth Shoffner of record in

Book 2488, Page 471, Register's Office for Davidson County, Tennessee, dated January 11, 1956 and recorded on January 12, 1956. William F. Clark, Jr. predeceased Yvonne Young Clark leaving her surviving tenant by the entirety. Yvonne Young Clark died January 27, 2019. Her estate of record in Case No. 19P-1311, in the Probate Division the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from the Estate of Yvonne Young Clark, by Instrument 20200505-0046789, dated 4/30/2020 recorded 5/5/2020, in the Register's Office for Davidson County, Tennessee.

Being also known as 1720 Drive Db Todd Jr Boulevard Nashville, Tennessee 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***President***.

Witness my hand and official seal this 30th day of April, 2020.

_____
Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Arvi Carkanji
Address: 1720 Dr D B Todd Jr Blvd
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Arvi Carkanji
Address: 706 29th ave N
City, State, Zip: Nashville TN 37209

Tax ID: 081-11-0-164.00

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY