WARRANTY DEED

Karen Johnson Davidson County
Batch# 513966 DEEDWARR
11/10/2020 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20201110-0132539

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Derek Hattaway and Trelley Jones	New Owner	Parcel ID: 023-00-0-016.00
(NAME)	(NAME)	
2323 Crocker Springs Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ace Homes TN, LLC and Felipe Mejia**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Derek Steeley Hattaway, an unmarried man and Trelley Rondal Jones**, an unmarried woman, as joint tentants, 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:

THIS CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE WEST R.O.W. OF CROCKER SPRINGS ROAD, SAID POINT BEING APPROXIMATELY 3300' FROM THE INTERSECTION OF CROCKER SPRINGS ROAD AND LICKTON PIKE, THENCE FOLLOWING THE R.O.W. OF CROCKER SPRINGS ROAD S 05-51-26 W 147.80' TO AN IRON PIN, THENCE WITH A CURVE TO LEFT WITH A CHORD BEARING OF S 03-23-54 W WITH AN ARC LENGTH OF 245.23' TO AN IRON PIN, THENCE LEAVING SAID R.O.W N 87-58-14 W 371.43' TO AN IRON PIN, THENCE N 02-01-46 E 405.57' TO AN IRON PIN, THENCE S 86-01-17 E 387.37' TO THE POINT OF BEGINNING CONTAINING 149,839 S.F. OR 3.44 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED OCTOBER 8, 2020.

Being the same property conveyed to Ace Homes TN, LLC and Felipe Mejia by Warranty Deed from Mark Wilson and wife Sonja Lee Wilson dated August 7, 2020 and recorded August 12, 2020 in Instrument Number 20200812-0089607, Register's Office for Davidson County, Tennessee. See also Deed of Correction of record in Instrument No. 20201102-0127398, Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is þ improved ¨ unimproved with a property address of: 2323 Crocker Springs Road, Goodlettsville, TN 37072.

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 6th day of November, 2020.

Ace Homes TN, LLC

BY: Arvi Carkanji

TITLE: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Arvi Carkanji, 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 Sole Member of Ace Homes TN, LLC, and is authorized to execute the instrument on behalf of Ace Homes TN, LLC, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of Ace Homes TN, LLC by himself/herself as Sole Member.

Witness my hand and official seal, this the 6th day of November, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 6th day of November, 2020

Felipe Mejia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Felipe Mejia, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2020.

Notary Public

My Commission Expires: 01/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

