Karen Johnson Davidson County
Batch# 514309 DEEDQC
11/12/2020 09:16:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201112-0133000

THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AT THE REQUEST OF BOTH THE GRANTOR AND GRANTEE USING INFORMATION PROVIDED BY THE GRANTOR. THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OR CORRECTNESS OF SAID INFORMATION AND PREPARER HAS PROVIDED NO TAX ADVICE.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **ACE HOMES TN, LLC, a Tennessee Limited Liability Company,** for and in consideration of TEN ($10.00) DOLLARS, and other valuable consideration, does hereby bargain, sell, remise, release, quit claim and convey unto **ACE HOLDINGS TN, LLC, a Tennessee Limited Liability Company,** all of its right, title, and interest, in the following described real estate located in the County of Davidson, State of Tennessee, and more particularly described as follows, to wit:

Being the Northwest part of Lot 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 lots 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 Ace Homes TN, LLC by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20200508-0048125, in the Register's Office of Davidson County, Tennessee dated April 30, 2020 and recorded on May 5, 2020.

Parcel No: 081 11 0 164.00

Property known as: 1720 Dr D B Todd Jr Blvd, Nashville, TN 37208

IN TESTIMONY WHEREOF I have hereunto set my hand this the 5 day of November, 2020.

ACE HOMES TN, LLC,
a Tennessee Limited Liability Company

By: _____
Arvi Carkanji, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, of the state and county aforesaid, personally appeared Arvi Carkanji, in her capacity as the duly appointed Managing Member, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Managing Member of Ace Homes TN, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Managing Member, being authorized so to do by the bargainor, executed the foregoing for the purpose therein contained, by signing the name of Ace Homes, TN, LLC, by herself as such Managing Member.

WITNESS my hand an Official Seal this 5 day of November, 2020.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 07/09/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer is $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this 5 day of November, 2020.

NOTARY PUBLIC

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

07/09/2024

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FOR REGISTER'S USE ONLY

Owner(s) and mail tax notices to:
Ace Holdings TN , LLC
706 29th Ave., N.
Nashville, TN 37208

Property Address:
1720 Dr D B Todd Jr Blvd
Nashville, TN 37209

This instrument prepared by:
Crislip, Philip & Royal
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