Karen Johnson Davidson County
Batch# 676083 DEEDWARR
07/13/2021 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $499.50
20210713-0094355

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Ace Homes TN, LLC 801 2nd Avenue South Nashville, TN 37210	New Owner	043-13-0-367.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Homer C. Hunter and Carol D. Hunter, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ace Homes TN, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27, Block I, on the Plan of Forest Park Subdivision of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 50 feet on the Southerly side of Elm Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Homer C. Hunter and Carol D. Hunter, husband and wife by Warranty deed from The Estate of Flora L. Maynard of record in Instrument No. 20180605-0053818 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 5, 2018.

This conveyance is subject to all covenants, conditions, restrictions, easements and planning documents of record and real property taxes for the year 2021 & all subsequent years, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 260 Elm Street Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of July, 2021.

Homer C Hunter (SEAL)
Homer C. Hunter

Carol D. Hunter (SEAL)
Carol D. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2021, before me personally appeared Homer C. Hunter and Carol D. Hunter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2021.

Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

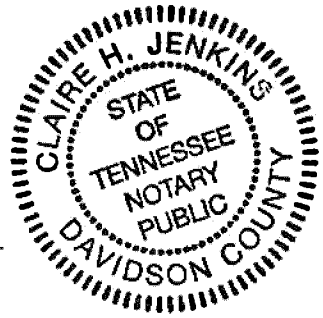
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of July, 2021.

Notary Public
My commission expires: 10/2/23
File No. 2021-613



TRUE COPY CERTIFICATION

I, Amanda Young, 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 July 12, 2021

07/12/2021

Signature Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H. Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 12 day of July, 2021.

Claire H. Jenkins

Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY