Karen Johnson Davidson County
Batch# 728106 DEEDQC
09/30/2021 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210930-0131849

Name and Address of New Owner:
Arvi Carkanji
1720 Dr DB Todd Junior Boulevard
Nashville TN 37208

Send Tax Bills To:
New Owner

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

Map & Parcel No: 081-11-0-164.00

QUITCLAIM 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, **Ace Holdings TN LLC, a Tennessee Limited Liability Company ,** "the Grantor," convey and quitclaim unto **Arvi Carkanji, unmarried,** "the Grantee," the following described 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 Estate of Yvonne Young Clark of record in Instrument No. 20200505-0046789 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 05, 2020.

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 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 08, 2020.

Being the same property conveyed to ACE Holdings TN, LLC, a Tennessee Limited Liability Company by Quitclaim deed from ACE Homes TN, LLC a Tennessee Limited Liability Company of record in Instrument No. 20201112-0133000 Register's Office for

Davidson County, Tennessee, dated November 05, 2020 and recorded on November 12, 2020.

Being also known as 1720 Dr D B Todd Junior Boulevard Nashville, Tennessee 37208.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29th day of September, 2021.

_____(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2021, before me personally appeared Amanda S. Young, 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 29th day of September, 2021.

_____
Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

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 **$ 0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2021.

_____
Notary Signature
My commission expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 9/29/21.

Signature 9/29/2021
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 29 day of September, 2021.

Claire H Jenkins
Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY