Karen Johnson Davidson County
Batch# 757827 DEEDWARR
11/18/2021 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20211118-0153750

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 Ave S Nashville, TN 37210	Ace Homes TN, LLC 801 2nd Ave S Nashville, TN 37210	150-05-0-262.00

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, **Jacqueline D. Kelly, unmarried**, "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. 181 on the Plan of Cherry Hills, Section 7, of record in Plat Book 4660, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacqueline D. Kelly, as Trustee of the Jacqueline D. Kelly Revocable Living Trust, U/A/D February 26, 2002, as amended by Quit Claim deed from J.D. Kelly a/k/a Jacqueline D. Kelly, unmarried of record in Instrument No. 20190411-0032926 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 11, 2019.

Being also known as 2933 Brantley Drive Nashville, Tennessee 37013.

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 November, 2021.

(SEAL)
Jacqueline D. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2021, before me personally appeared Jacqueline D. Kelly, 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 November, 2021.

Notary Signature
My commission expires: 9/8/2025

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 $240,000.00, 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 November, 2021.

Notary Public
My commission expires: 9/8/2025
File No. 2021-765

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Kendra Teasley, 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 NOV. 12, 2021 (date of document).

Kendra Teasley
Affiant Signature

11/15/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of November, 2021.

Taylor Anderson
Notary's Signature

MY COMMISSION EXPIRES: 09/06/2023

NOTARY'S SEAL

