Karen Johnson Davidson County
Batch# 779233 DEEDQC
12/23/2021 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169754

Name and Address of New Owner:
Ace Holdings TN LLC
1720 Dr DB Todd Jr Blvd
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: 08111016400

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, **Arvi Carkanji, unmarried,** "the Grantor," conveys and quitclaims unto **Ace Holdings TN LLC, a Tennessee Limited Liability Company,** "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 Arvi Carkanji, unmarried, by Quitclaim Deed from Ace Holdings TN LLC, a Tennessee limited liability company, dated September 29, 2021, and recorded in Instrument No. 20210930-0131849, Register's Office for Davidson County, Tennessee.

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 has executed this Quitclaim Deed on the 20th day of December, 2021.

Arvi Carkanji (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2021, before me personally appeared Arvi Carkanji, 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 20th day of December, 2021.

Notary Signature
My commission expires:

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

Arvi Carkanji

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of December, 2021.

Notary Signature
My commission expires: 10.12.2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Melissa Loew, 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 12/20/21 (date of document).

Affiant Signature

12/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: 10 - 12 - 2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY