Karen Johnson Davidson County
Batch# 787634 DEEDWARR
01/11/2022 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20220111-0003500

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

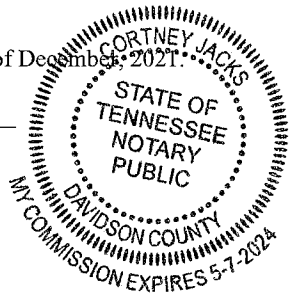
State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 259,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30 day of December, 2021.

Notary Public
My Commission expires:



NAME AND ADDRESS OF PROPERTY OWNER:
Morgan Kirby and Patricia Graben
260 Elm St, Madison, TN 37115-3909

SEND TAX BILLS TO:
Morgan Kirby and Patricia Graben
260 Elm St, Madison, TN 37115-3909

MAP AND PARCEL NUMBER: 04313036700

WARRANTY DEED
21NT03282

Effective the 30 day of December, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ACE HOMES TN, LLC

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

MORGAN KIRBY, A SINGLE WOMAN, AND PATRICIA GRABEN, A SINGLE WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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 as conveyed to Ace Homes TN, LLC by Warranty Deed from Homer C. Hunter and Carol D. Hunter, husband and wife dated 07/12/2021 recorded 07/13/2021 as Document Number 20210713-0094355, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 260 Elm St, Madison, TN 37115-3909

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of December, 2021.

Ace Homes TN, LLC

Arvi Carkanji, sole member

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Arvi Carkanji,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **sole member** of **Ace Homes TN, LLC** and that they, as such **sole member**, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 30th day of December, 2021.

Notary Public
My commission expires: _____

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Tennessee Certification of Electronic Document

I, Beth Jones, 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 12-30-21 (date of document).

Affiant Signature

1-4-22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of January 2022

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024