QUITCLAIM DEED

O-CVL-21-2601-D12

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF January 2022

Notary Public

MY COMMISSION EXPIRES: 10/21/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ASA STOVALL	Asa Stovall	
(NAME) **2601 Hillsboro Pike D-12,**	(NAME) 2962 Baby Ruth Ln #7	**117-03-0B-059.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ACE HOME BUYING GROUP, LLC ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASA STOVALL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D-12, Village Condominiums, and described in the Declaration of Covenants, Conditions and Restrictions and By-Laws for Village Condominiums, of record in Book 5423, page 665, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Village Condominiums, and plat of which is of record in Plat book 5200, page 154, said Register's Office are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ace Home Buying Group, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20210908-0120497 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on September 08, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2601 Hillsboro Pike D-12, Nashville, Tennessee 37212**.

Karen Johnson Davidson County
Batch# 791209 **DEEDQC**
01/14/2022 01:07:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220114-0006118

Witness my/our hand(s) this the 5 day of January, 2021.

Ace Home Buying Group, LLC

BY: _____
Asa Stovall
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASA STOVALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of Ace Home Buying Group, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of January, 2022.

_____
Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212