WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224975 DEEDWARR
01/09/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250109-0002071

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ace Homes TN LLC	New Owner	Parcel ID: 146 04 0 022.00
(NAME) 3255 McKinley Ave #105	(NAME)	
(ADDRESS) Columbus, OH 43204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ray Mercer and wife, Sylvia K. Mercer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ace Homes TN LLC**, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 495 on the Plan of Caldwell Hall, Section IX, as of record in Book 3300, Page 25, Register' s Office for said County.

Said Lot No. 495 fronts on the north side of Harding Place and extends back 175 feet on the west line and 169.6 feet on the east line to a dead line in the rear on which it measures 90.9 feet.

Being the same property conveyed to Ray Mercer and wife, Sylvia K. Mercer from Paul F. Durham and wife, Nadene H. Durhan by Warranty Deed dated December 11, 1985 and recorded on December 18, 1985 in Book 6739, Page 923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 692 Harding Pl., Nashville, TN 37211

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against 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 our hands this 7 day of January, 2025

Ray Mercer

Ray Mercer

Sylvia K. Mercer

Sylvia K. Mercer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ray Mercer and Sylvia K. Mercer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of January, 2025.

Notary Public

My Commission Expires: 6-4-25

(SEAL)

DAVID R. A. ROSTGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Amanda Mayner, 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

January 7, 2025.

Date

Affiant Signature

January 9, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9th** day of **January**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON