THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Foundation Title & Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

File No.: FND-2504492REF

Karen Johnson Davidson County
Batch# 1339332 DEEDQC
10/29/2025 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251029-0086084

# QUIT CLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel No(s). |
|---|---|---|
| Ace Holdings TN LLC<br>3255 McKinley Ave #105<br>Columbus, OH 43204 | SAME | 146 04 0 022.00 |

THIS INDENTURE made this 23rd day of October, 2025 between, **Ace Homes TN LLC**, Grantor, and **Ace Holdings TN LLC**, Grantee:

**WITNESSETH**

THAT SAID Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said Grantee, all its interest in the following described premises, 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. Durham by Warranty Deed dated December 11, 1985 and recorded on December 18, 1985 in Book 6739, Page 923, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ace Homes TN LLC, a Tennessee limited liability company from Ray Mercer and wife, Sylvia K. Mercer by Warranty Deed dated January 7, 2025 and recorded on January 9, 2025 in Instrument No. 20250109-0002071, Register's Office of Davidson County, Tennessee.

**The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.**

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 23rd day of October, 2025.

Ace Homes TN LLC

BY: _____
Arvi Carkanji
Member

STATE OF OHIO

COUNTY OF Franklin

Before me, the undersigned, a Notary Public of the State and County aforesaid, 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 herself to be the Member, and is authorized to execute the instrument on behalf of ACE Homes TN LLC, the within named bargainor, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand and official seal, this the 23rd day of October, 2025.

Brittany Robinson
Notary Public

My Commission Expires: 3/1/2027

(SEAL)

Brittany A Robinson
Notary Public, State of Ohio
Commission #: 2022-RE-845440
My Commission Expires 03/01/2027

**STATE OF** Ohio
**COUNTY OF** Franklin

The actual consideration of this transfer is $0.00.

Arvi Carkanji
Affiant

Subscribed and sworn to before me this 23rd day of October, 2025.

Brittany Robinson
Notary Public

My Commission Expires: 3/1/2027

Brittany A Robinson
Notary Public, State of Ohio
Commission #: 2022-RE-845440
My Commission Expires 03/01/2027

Certificate of Authenticity

I, Amanda Maynor, 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

**October 23, 2025**.

Date

Affiant Signature

**October 29, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of October, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON