Karen Johnson Davidson County
Batch# 1425505 DEEDQC
05/27/2026 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260527-0048072

QUITCLAIM DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LNET-39518-26

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2026

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Fields, Lisa Fields Fricker, Amy Fields, and Gene J. Fields, Jr., heirs-at-law of Bradley Steven Fields 11414 Kingston Pike Knoxville, TN 37934	Same as Address of New Owner	081-16-0-661

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Ace Homes TN LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Jeffrey Fields, Lisa Fields Fricker, Amy Fields, and Gene J. Fields, Jr., heirs-at-law of Bradley Steven Fields,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being a Lot of land on the North side of Haslam Street in North Nashville, being a part of what is known as the Hicks Property described as follows:

BEGINNING on the northerly margin of said street at Beaulah J. Bass, formerly Elijah H. Wells' SE corner; thence with said Bass' east line northerly 142 feet more or less, to the southerly margin of an alley, thence with the southerly margin of said alley, easterly 38-1/2 feet to the NW corner of a lot formerly owned by William Kempkau, thence with said Kempkau's west line, southerly 142 feet, more or less to the northerly margin of Haslam street; thence with the northerly margin of said street, westerly 41 feet to the beginning.

Being the same property vested in Bradley S. Fields and divested out of the Estate & Heirs of Louise Buggs by Final Decree Confirming Sale dated February 11, 2011, and recorded November 17, 2011, in Instrument Number 20111117-0090171, said Register's Office. Delinquent Taxpayer

Case No. 10-429-111. Also see Affidavit of record in Instrument Number 20131223-0129242, said Register's Office. Bradley S. Field, also known as Bradley Steven Fields, died intestate September 27, 2025. Being the same property vested in Lisa Fields Fricker, Amy Fields, Jeffrey Fields and Gene J. Fields, Jr., as all the heirs-at-law of Bradley Steven Fields.

This Quitclaim deed not only is for the purpose of quticlaiming any and all right, title, and interest that the Grantor has, but it fully Terminates the Memorandum of Contract recorded in Instrument Number 20230717-0054545, said Register's Office, with nothing being owed to the Grantor.

This is improved property known as 918 Phillips Street, Nashville, TN 37208.

WITNESS MY HAND, this 20 day of May, 2026

Grantor

Ace Homes TN, LLC, a Tennessee Limited Liability Company

Arvi Carkanji, CEO

By: Arvi Carkanji, CEO

STATE OF ~~TENNESSEE~~ AZ Arizona
COUNTY OF Maricopa

Personally appeared before me, a Notary Public, of said County and State, Arvi Carkanji, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be CEO of Ace Homes TN, LLC, within named bargainor and that they as such CEO, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themself as CEO.

WITNESS my hand and seal, this 20th day of May, 2026

Laina Ferris
Notary Public

Laina Ferris
Printed Notary Name

My commission expires: 7/28/2028

LAINA FERRIS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 671683
Expires July 28, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 MAY 20, 2026 (date of document).

Jennifer Pennell

5/27/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 27th day of MAY, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal