Karen Johnson Davidson County
Batch# 456759 DEEDQC
08/14/2020 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200814-0091084

QUITCLAIM DEED

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August 2020

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

A-TFB-20-1330

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TBH, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	
100 Loch Leven Way		**082-09-0-467.00**
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Southwesterly Part of Lot No. 35 on the Plan of North Nashville Real Estate Company's Plan of record in Plat Book 21. Page 105. in the Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made fore more complete description of the property.

Said part of Lot 35 fronts 27 feet on 7th Avenue North beginning at a point in the Southwest corner of Lot No. 35. the same being the Northwest corner of Lot NO. 33 and running thence in a Northerly direction with 7th Avenue 27.00 feet to a point thence in an Easterly direction with the new Interior he of Lot No. 35 118.33 feet to a point; thence in a Southerly direction 27.00 feet to the Northerly boundary of Lot No. 33; thence with the Northerly boundary of Lot No. 33 and the Southerly boundary of Lot NO. 35 117.86 feet to the point of beginning.

Being the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Richard W. Hemmen and Vanessa Hemmen, husband and wife of record in Instrument No. 20200612-0060188 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 12, 2020.

This is **improved** property known as: **1330 7th Avenue North, Nashville, Tennessee 37208**.

Witness our hands this the 11TH day of AUGUST, 2020.

RAJA PROPERTIES, LLC

By: Jonathan Arbuckle
Its: Member

RAJA PROPERTIES, LLC

By: Ray Tate
Its: Member

STATE OF TN)
COUNTY OF ROBERTSON)

On this the 11TH day of AUGUST, 2020, before me personally appeared **Jonathan Arbuckle**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **RAJA PROPERTIES, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **RAJA PROPERTIES, LLC**, as Member.

Witness my hand and official seal, this the 11TH day of AUGUST, 2020.

Notary Public

My Commission Expires: 10/23/2023

CHRIS J. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TN)
COUNTY OF ROBERTSON)

On this the 11TH day of AUGUST, 2020, before me personally appeared **Ray Tate**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **RAJA PROPERTIES, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **RAJA PROPERTIES, LLC**, as Member.

Witness my hand and official seal, this the 11TH day of AUGUST, 2020.

Notary Public

My Commission Expires: 10/23/2023

CHRIS J. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY