Box 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 555584 DEEDQC
01/15/2021 01:28:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210115-0007235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARK ACQUISITIONS, LLC	**SAME**	**062-02-0A-009.00CO**
(NAME) **204 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ARK ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO, **ARK ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND BRIAN HOANG,** HEREINAFTER CALLED THE GRANTEES, 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. 76B, as shown on the map entitled Resubdivision Lots 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 79A, 79B, 80A, & 80B RIVER TRACE ESTATES, Phase I, Section I, of record in Plat Book 6900, page 325, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ark Acquisitions, LLC, a Tennessee Limited Liability Company, from Puththy Lay, unmarried, by deed dated January 11, 2021, of record in Instrument No. 20210115-0007232, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6900, page 325; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 6851, page 370 and amended in Book 6982, page 747; By-Laws of record in Book 6851, page 390; Transmission Line Easement of record in Book 1163, page 341;Easement conveyed to Metropolitan Government Electric Power Board of record in Book 3959, page 595; Flowage Easement of record in Book 2022, page 83; Grant and Indemnity Agreement of record in Book 7030, page 798; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2731 RIVER BEND DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 my hand this 11th day of January, 2021.

ARK ACQUISITIONS, LLC
A Tennessee Limited Liability Company

By: Aaron Keener, Sole Member Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Aaron Keener,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Ark Acquisitions, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Ark Acquisitions, LLC, by himself as such Sole Member.

Witness my hand and official seal at office, this 11th day of January, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public