Karen Johnson Davidson County
Batch# 676856 DEEDQC
07/14/2021 02:23:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210714-0094814

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-TBH-21-324

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 Properties, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	**083-11-0-181.00**
104 Allen Ct. S		
(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 Lot No. 7-A and 7-B on the Subdivision of Portland Park of record in Plat Book 6250, Page 286, amending Book 5200, Page 415, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raja Properties, LLC, a Tennessee limited liability company by Warranty deed from InvestSmart TN LLC, a Tennessee Limited Liability Compnay of record in Instrument No. 20210202-0015041 Register's Office for Davidson County, Tennessee, dated January 04, 2021 and recorded on February 02, 2021. (Value of consideration shown in aforementioned deed $350,000.00.) Being also known as 324 A Riverside Drive Nashville, Tennessee 37206.

This is **improved** property known as: **324 A Riverside Drive, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 12th day of July, 2021.

RAJA Properties, LLC

Jonathan Andy Arbuckle, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ANDY ARBUCKLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RAJA Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of July, 2021.

Boyd Morrison
Notary Public

My Commission Expires: 9-4-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BOYD MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

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.

Dated: July 12, 2021

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.

This the 12th day of July, 2021.

Notary's Signature

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

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY