QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 876123 DEEDQC
06/23/2022 10:01:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220623-0071607

J-EXP-21-949

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 21st DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

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)
Jonathan A. Arbuckle and wife, Bethany Arbuckle	**New Owner**	
(NAME)	(NAME)	**082-12-0-383.00**
949 Russell St.,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **JONATHAN A. ARBUCKLE AND WIFE, BETHANY ARBUCKLE** 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. 27 on the Plan of Greenwood Paynes Addition to East Nashville, formerly Edgefield, now in the Eighteenth Ward of the City of Nashville, Tennessee, of record in Plat Book 21, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 50 feet on the Northerly side of Russell Street, beginning at a point 150 feet West of Tenth Street, and extending back Northerly 170 feet to an alley on which it fronts 85 feet, and being known by City No. 949 Russell Street, in Nashville, Tennessee

Being the same property conveyed to Raja Properties, LLC, a Tennessee limited liability company by deed from JTRE1 LLC, a Wisconsin limited liability company and Robert Huggins of record in Instrument No. 20210824-0114106, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **949 Russell St, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 21st day of June, 2022.

RAJA Properties, LLC, a Tennessee limited liability company

BY: _____
Jonathan A. 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 A. 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 SOLE MEMBER of RAJA Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of June, 2022.

_____
Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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