| | |
|---|---|
| **QUITCLAIM DEED**<br><br>MJ-RAJA-22-5709A-5709B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Sept, 2022.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 7/9/24<br><br>(AFFIX SEAL) |

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

**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) |
|---|---|---|
| **Raja Properties, LLC, a Tennessee limited liability company** | | |
| (NAME)<br>**132 Shorecrest Circle,** | (NAME)<br>**Same** | **103-02-3J-001.00 AND 103-02-3J-002.00** |
| (ADDRESS)<br>**Hendersonville, TN 37075** | (ADDRESS) | |
| (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, **TBH PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. A and B, on the Plan of FiveThousandSevenHundredNine Maudina Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211228-0170684, 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 Jonathan Arbuckle, married by Warranty deed from Aimee C. Moiso, a married woman and James C. Moiso, a married man of record in Instrument No. 20180917-0092250 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018.

Being the same property conveyed to TBH Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Jonathan Arbuckle, married, dated May 15, 2020 and recorded June 16, 2020 in Instrument No. 20200616-0062383, in the Register's Office of 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: **5709A and B Maudina Ave, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 924661 **DEEDQC**
10/03/2022 12:07:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221003-0108797

Witness my/our hand(s) this the 28 day of September 20 22

TBH Properties, LLC A Tennessee Limited Liability Company

BY: John Gleaves
ITS: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 Authorized Agent of TBH Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of September 2022.

Notary Public

My Commission Expires:

5/5/25

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

