Karen Johnson Davidson County **ANTY DEED**
Batch# 927082 **DEEDWARR**
10/07/2022 03:17:08 PM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20221007-0110850

MJ-TBH-22-828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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	**NEW OWNER**	
(NAME)	(NAME)	**051 04 0 162.00** **052 09 0 058.00**
828 Argle Ave & 1128 Peter Pan St.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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,** 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:

Parcel 051 04 0 162.00:

Land in Davidson County, Tennessee, being Lot No. 6 of Block C on the Revised Plan of Power and Roth Madison Park Subdivision, of record in Plat Book 843, Page 7, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Parcel 052 09 0 058.00:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Subdivision of Lot No. 20, 21, 24 & 25, Montague Subdivision, of record in Plat Book 843, Page 79, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Parcel 051 04 0 162.00:

Being the same property conveyed to Raja Properties, LLC by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200319-0030328 in the Register's Office of Davidson County, Tennessee, dated March 13, 2020, and recorded on March 19, 2020.

Parcel 052 09 0 058.00:

Being the same property conveyed to Raja Properties, LLC, A Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20200210-0014795, in the Register's Office of Davidson County, Tennessee, dated January 31, 2020, and recorded on February 10, 2020.

Being the same property conveyed to Raja Properties, LLC, A Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20200210-0014795, in the Register's Office of Davidson County, Tennessee, dated January 31, 2020, and recorded on February 10, 2020. (Value or consideration shown in aforementioned deed $100,000.00)

- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Power and Roth, Madison Park Subdivision, as recorded in Plat Book 843, Page(s) 7. (as to Parcel 051 04 0 162.00)
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots No. 20, 21, 24 & 25, Montague Subdivision, as recorded in Plat Book 843, Page(s) 79. (as to Parcel 052 09 0 058.00)
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3339, Page 356. (as to Parcel 051 04 0 162.00)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **828 Argle Ave & 1128 Peter Pan St., Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this the 20th DAY OF SEPTEMBER, 2022.

RAJA Properties, LLC

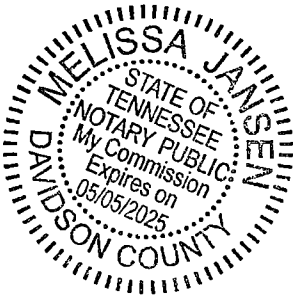
BY:_____
Jonathan Arbuckle
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JONATHAN ARBUCKLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of RAJA PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 20th of September, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



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