QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 953544 DEEDQC
12/20/2022 02:51:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221220-0131530

BS-ESW-22-607

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 14th DAY OF Dec, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DONNA 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)
Jonathan A. Arbuckle and Bethany Arbuckle	**New Owners**	
(NAME)	(NAME)	**09102018700**
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,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JONATHAN A. ARBUCKLE AND BETHANY ARBUCKLE, HUSBAND AND WIFE** 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 the Westerly 20 feet of Lot No. 6 and the Easterly 15 feet of Lot No. 8 of Block No. 19 on the Map of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 6 and 8 front together 35 feet on the Southerly side of New York Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to ESW of TN, LLC, a Tennessee limited liability company by deed from Royal Barnes, single of record in Instrument No. 20220405-0039242, in the Register's Office of Davidson County, Tennessee. Said property having since been conveyed to Raja Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from ESW of TN, LLC, a Tennessee limited liability company of record in Instrument No. 20220413-0043131, 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: **6007 New York Ave., Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 14th day of December, 2022.

RAJA Properties, LLC

John Gleaves
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 RAJA 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 14th day of December, 2022.

Notary Public

My Commission Expires:

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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