QUITCLAIM DEED

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

20221220-0131531

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 19th DAY OF Dec, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(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)
Jonathan A. Arbuckle and Bethany Arbuckle	**New Owners**	
(NAME)	(NAME)	**094-02-0-177.00**
949 Russell St.		**072093N00100CO**
(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, **ESW OF TN, 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:

607 S. 19th Street (Parcel 1)

Being the rear or northerly 50 feet of Lot No. 114 on the Plan of the United Electric Railway's Addition to East Nashville, as of record in Book 161, page 8, of the Register's Office for Davidson County, Tennessee. Said part of said lot begins in the easterly margin of 19th Street at a point 100 feet northerly from the northeast corner of Ashworth or Eastside Avenue and 19th Street, and running thence northerly with said 19th Street, 50 feet to an alley; thence easterly with said alley, 50 feet to the northwest corner of Lot 113, thence south with the said westerly line of Lot 113, 50 feet; thence westerly and parallel with said alley, 50 feet to the beginning.

Being the same property conveyed to ESW of TN, LLC by Warranty Deed from Charles King and Norma King, divorced of record in Instrument No. 20220601-0062941, Register's Office for Davidson County, Tennessee.

901 Spain Ave. (Parcel 2)

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, of NineHundredOne Spain Avenue as shown in the Declaration of Covenants, Conditions and Restrictions for NineHundredOne Spain Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220405-0039249 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the propert

Being part of the same property conveyed to ESW of TN, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, executed on November 5, 2021 and filed for record on November 18, 2021 in Instrument Number 20211118-0153598, 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: **607 S. 19th St. ~~& 6007 New York Ave.~~ and 901 Spain Ave., Nashville, Tennessee 37206**.

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

ESW of TN, LLC

Jonathan A. Arbuckle
Member

Bethany 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 A **MEMBER** OF **ESW OF TN, LLC** 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 14th day of December, 2022.

Notary Public

My Commission Expires: 9-4-2024

BOYD MORRISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MACON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, **BETHANY 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 A **MEMBER** OF **ESW OF TN, LLC** 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 14th day of December, 2022.

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