Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 13 day of January 2023.

Notary Public
My commission expires: 03/25/2023

Whitney Munn
State of Tennessee Notary Public
Williamson County
Commission Expires 03/25/2023

Karen Johnson Davidson County
Batch# 961315 DEEDQC
01/17/2023 08:46:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230117-0003276

Address of New Owner:	Send Tax Bills to:	Tax Information
Arrow Property Management, Inc. 2625 McLemore Road Franklin, TN 37064	Same	133-05-0-052.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruby Holdings, LLC, a Tennessee limited liability company** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Arrow Property Management, Inc. a Tennessee Corporation**, hereinafter called the Grantee, Grantee(s), their heirs and assigns, the entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lots No(s). 332 and 334 on the Map of Sunrise Heights Addition, of record in Book 421, page 2, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 50 feet each on the southerly side of Veritas Street and run back between paralleled lines 150 feet to an alley. Lot No. 334 runs back along the easterly margin of Keystone Avenue.

Being the same property conveyed to Jeff Ley Real Estate, Inc. by Warranty Deed from Dennis Ray Austin, married, dated November 17, 2021 of record as Instrument No. 20211122-0154563, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Ruby Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jeff Ley Real Estate Inc., a Tennessee Corporation, dated February 4, 2022 of record in Instrument No. 20220207-0013665, Register's Office for Davidson County, Tennessee.

This property is improved property known as **429 Veritas Street, Nashville, TN 37211.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions

and encumbrances as may affect the premises. **The information above was provided by the parties and no title search was done to determine its accuracy.**

WITNESS my hand this the 13 day of January, 2023.

Ruby Holdings, LLC
A Tennessee limited liability company

By: Jeff Ley
Its: Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jeff Ley, Manager for Ruby Holdings, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Manager.

Witness my hand and official seal at Franklin, Tennessee this the 13th day of January 2023.

Notary Public

My Commission expires: 03/25/2023

Whitney Munn
State of Tennessee Notary Public
Williamson County
My Commission Expires 03/25/2023