QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 979747 DEEDQC
03/13/2023 10:45:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230313-0017951

BS-BD-23-1732

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

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 9th DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
ARA Ventures LLC	New Owner	
(NAME)	(NAME)	**081-11-0-318.00**
1004 Stonefarm Trl,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **ARA INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ARA VENTURES LLC** 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 South 1/2 of Lot No. 292, on the Map of D. T. McGavock and other's Addition to Nashville, of record in Book 21, Page 41, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the east side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Elwood Polk, Jr. and wife, Rubydel Corlew Polk by Warranty Deed from J. C. Cunningham and wife, Lucille C. Cunningham, dated January 4, 1955 and recorded January 5, 1955 in Book 2338, Page 39, Register's Office of Davidson County, Tennessee.

Rubydel Corlew Polk having since died vesting fee simple title unto her husband Elwood Polk, Jr. as surviving tenant by the entirety.

Elwood Polk, Jr., having since died 1/10/1997. Affidavit of Heirship in Instrument No. 20190626-0061707 and Instrument No. 20190626-0061706. (Value of consideration shown in aforementioned deed $0.00.) Last Will and Testament devises property herein to Elwood Polk, III.

Elwood Polk II having died on or about October 16, 2021, his life estate terminated at his death and the property vested in Tracey E. Polk as the remainderman of his life estate.

Being the same property conveyed to R & J Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Tracey Polk Isaac, dated October 18, 2022 and recorded October 19, 2022 as Instrument No. 20221019-0114168, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to ARA Investment Group, LLC by Quitclaim Deed from R & J Holdings, LLC dated Febraury 21, 2023 of record in Instrument No. 20230313-0017950, 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: **1732 16th Avenue North, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 3 day of Mar, 2023.

ARA Investment Group, LLC

BY: _____

Ricardo Hall
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricardo Hall, 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 Member of ARA Investment Group, LLC, the within named bargainor, a limited liability company, and that he/she as such authorized Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of March, 2023.

_____
Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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